

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 28, 1973, in the Council Chamber at approximately 9:30 a.m.

PRESENT: Mayor Phillips,
 Aldermen Bowers, Harcourt, Hardwick,
 Linnell, Marzari, Massey,
 Pendakur, Rankin & Volrich.

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: D.H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Deputy City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of one, which it was agreed would be considered further 'In Camera' later this day as to whether or not it should be considered in open session.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
 SECONDED by Ald. Linnell,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion) dated August 14, 1973, be adopted.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
 SECONDED by Ald. Linnell,

THAT the Minutes of the Special Council meeting (Court of Revision) dated August 16, 1973, be adopted.

- CARRIED UNANIMOUSLY.

CONDOLENCES - THE LATE FORMER
 MAYOR J.W. CORNETT

Members of Council paid special tribute to the memory of the late former Mayor J.W. Cornett for the many years of public service rendered while Mayor of this City and Alderman also Reeve of the former Municipality of South Vancouver.

MOVED by Ald. Linnell,
 SECONDED by Ald. Hardwick,

THAT expressions of sympathy on behalf of the members of the City Council be forwarded to the members of the family.

- CARRIED UNANIMOUSLY.

Regular Council, August 28, 1973 2

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,

THAT this Council resolve itself into Committee of the Whole,
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. East Gastown Beautification
Programme

It was agreed to defer this matter pending the hearing of a
delegation later this day.

2. Development Permit Application:
N/E Corner Georgia & Bute Streets
(A.E. LePage Western Ltd.)

It was agreed to defer this matter pending the hearing of a
delegation later this day.

COMMUNICATIONS

1. Merging of Special Committee on
Burrard Inlet Waterfront and
Standing Committee on Environment

The Mayor submitted the following communication under date of
August 16, 1973:

"Alderman Linnell, Chairman of the Environment
Committee, has been experiencing continual quorum problems on
her Committee. She has also found it unproductive and
onerous to attend all Parks Board meetings. After discussing
the subjects with her I would like to make the following
recommendations:

1. That the functions of the Waterfront
Committee and the Environment Committee be merged into a
new Committee called the Waterfront and Environment
Committee. That this become a Standing Committee with
Alderman Pendakur as Chairman and Alderman Linnell as
Vice-Chairman. That the make-up of this Committee be

Alderman Pendakur
Alderman Linnell
Alderman Massey
Alderman Marzari
Park Commissioner DuMoulin or
other Park Board nominee

2. That the Deputy Mayor attend meetings
of the Parks Board instead of a member of the Environment
Committee."

Alderman Linnell, in speaking to this matter, gave a progress
report of action taken by the Environment Committee since the
beginning of the year, particularly in the area of dog control, sign
control, design standards for handicapped persons, provision of a
park in the 2700 Block Wall Street, negotiations to acquire R.C.M.P.
site (Jericho), opening of street ends along the Fraser River water-
front, and the establishment of City 'Clean-Up' weeks.

cont'd.....

COMMUNICATIONS (cont'd.)

1. Merging of Special Committee on Burrard Inlet Waterfront and Standing Committee on Environment (cont'd.)

MOVED by Ald. Linnell,
THAT the recommendations of the Mayor contained in his letter of August 16, 1973, be approved and the new Waterfront and Environment Standing Committee be appointed accordingly.

- CARRIED UNANIMOUSLY.

2. Council Meeting, September 11, 1973 - Change in Starting Time

By letter dated August 23, 1973, the Mayor proposed that the September 11, 1973 meeting of Council commence at 9:30 a.m. due to the requirement of several members of Council to leave that evening in connection with the U.B.C.M. Convention at Prince George, September 12, 1973.

MOVED by Ald. Rankin,
THAT the Mayor's proposal be approved.

- CARRIED UNANIMOUSLY.

3. Retail Merchants' Association - Store Closing Hours

MOVED by Ald. Bowers,
THAT the communication from the Retail Merchants' Association (B.C. Division) respecting Store Closing Hours, be deferred for consideration later this day under Motions.

- CARRIED UNANIMOUSLY.

4. Strata Titles Application

It was agreed to defer this matter pending the hearing of a delegation later this day.

5. Robson Street Saturday Mall

The following communication dated August 21, 1973, was received from Roy Yacht Robson Merchants Association:

"After three Saturday Malls, a majority of the 1000 Block merchants voted in favour of its continuation due to very favourable shoppers response.

In order to further this public project, I am writing to request:

- A) that the street closure permission be continued (until the association asks that it be discontinued)
- B) a sum of two thousand dollars (\$2,000.00) to be disbursed by the Social Planning Department
- C) assistance from Mr. Jonathan Baker in arranging street activities aside from selling, i.e. artists, dancers, musicians and the like
- D) another approach to the Transit Authority to eliminate bus traffic through the Mall area, by using diesel busses Burrard to Alberni to Bute to Robson.

cont'd.....

Regular Council, August 28, 1973 4

COMMUNICATIONS (cont'd.)

5. Robson Street Saturday Mall (cont'd.)

- E) that the Park Board assistance be asked for to place shrubbery and trees along the street.

Knowing that the success of the Robson Mall will have a direct bearing on the Granville Mall, I do not hesitate to ask for your help at this time."

The Assistant City Engineer, Traffic & Transportation Division, advised that in respect of request (b), barricades, decorations and certain entertainment were involved. In respect of (d), the Bureau of Transport feels that transit should be continued through the area even on a Saturday. In respect of (e), past Council action authorizes improvement of this kind.

MOVED by Ald. Rankin,

THAT requests (a) and (c) in the foregoing communication be approved and the City Engineer report back on financial and other aspects, however, sufficient funds be approved to make possible the street closure for two Saturdays.

- CARRIED.

(Alderman Pendakur voted against the motion).

6. Columbia-Quebec Connector

At a previous meeting of Council, it was instructed that a Departmental Report on the Columbia-Quebec Connector be further considered by Council at the August 28, 1973 meeting. However, advice has been received that the Chinese Cultural Centre Advisory Board wish to make a presentation on a proposed Chinese Cultural Centre and the Organization will not be prepared until September 18, 1973. The Mayor recommends, therefore, that the Columbia-Quebec report, which is related in effect, be deferred until September 18, 1973.

MOVED by Ald. Hardwick,

THAT the Columbia-Quebec Connector report be deferred accordingly.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION,
General Report, August 24, 1973

WORKS & UTILITY MATTERS (August 24, 1973)

The Council considered this report which contained clauses 1 - 7 identified as follows:

- Cl. 1: Allocation of Funds from Traffic Control Reserve for Minor Modifications to Existing Traffic Control Signals
- Cl. 2: Tender No. 56-73-2 - Supply of Asphalts - Liquid and Paving
- Cl. 3: Tender No. 39-73-1 - Trucks
- Cl. 4: Drainage Ditch at Landfill Site
- Cl. 5: Georgia Viaduct Replacement - Contract No. 3, Landscape and Site Development
- Cl. 6: Local Improvement on the Initiative Kerrisdale Beautification - Surface Project
- Cl. 7: Construction of Major Sewer Jointly by City and Regional District Forces

Regular Council, August 28, 1973 5

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

WORKS & UTILITY MATTERS (August 24, 1973) cont'd.)

The Council took action as follows:

Clause 3 - Tender No. 39-73-1 - Trucks

Pursuant to request from the City Engineer it was agreed that Clause 3 relating to Tender No. 39-73-1 - Trucks, be withdrawn, as further information will be submitted at a future meeting.

Clauses 1, 2, 4, 5, 6 & 7

MOVED by Ald. Linnell,

THAT the recommendations of the Board of Administration as contained in Clauses 1, 2, 4, 5 & 6 be approved and that Clause 7 be received for information.

- CARRIED UNANIMOUSLY.

SOCIAL SERVICE & HEALTH MATTERS (August 24, 1973)

Request for Extension of Time:
Participation in Trial of New Vaccine

MOVED by Ald. Hardwick,

THAT the recommendation of the Board of Administration in this clause, be approved.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS (August 24, 1973)

The Council considered this report which contained clauses 1 - 8 identified as follows:

- Cl. 1: Quarterly Review of Revenues and Expenditures as at June 30, 1973
- Cl. 2: Non-Union Casual 1973 Wage Rates: Board of Parks & Public Recreation
- Cl. 3: Luncheon: Senior Ladies' Provincial Curling Championships
- Cl. 4: Request for Grant Equal to Local Improvement Taxes: Vancouver College
- Cl. 5: Police Pipe Band: Grant
- Cl. 6: Tender Awards
- Cl. 7: 1973 Grey Cup Parade
- Cl. 8: Request for Financial Assistance re Dominion Challenge Soccer Cup

The Council took action as follows:

Clause 3 - Luncheon: Senior Ladies' Provincial Curling Championships

After considering this request for funds to provide a luncheon for those attending Senior Ladies' Provincial Curling Championships, it was

MOVED by Ald. Hardwick,

THAT no action be taken on the request.

- CARRIED UNANIMOUSLY.

cont'd.....

Regular Council, August 28, 1973 6

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (August 24, 1973) (cont'd.)

Clause 4 - Request for Grant Equal to
Local Improvement Taxes: Vancouver College

MOVED by Ald. Rankin,

THAT this matter be deferred pending the hearing of a delegation
as per request received.

- CARRIED UNANIMOUSLY.

Clause 5 - Police Pipe Band: Grant

After considering the request in this clause and resolution
from the Police Commission asking authority for the transfer of
\$500.00 from Account 6501/3 (Clerical Salaries) to Account 6551/811
(Police Pipe Band) to provide financial assistance in connection
with the Band's attendance at Highland Games in Hawaii, October 5
and 6, 1973, it was

MOVED by Ald. Bowers,

THAT approval be given to this transfer of funds.

- CARRIED.

(Alderman Rankin voted against the motion)

Clause 7 - 1973 Grey Cup Parade

After considering this clause which refers to an invitation
from the Grey Cup Committee in Toronto, that Vancouver participate
in the Grey Cup Parade November 24, 1973, in that City, it was

MOVED by Ald. Bowers,

THAT the City of Vancouver do not participate in this parade.

- CARRIED UNANIMOUSLY.

Clause 8 - Request for Financial Assistance
re Dominion Challenge Soccer Cup

After considering this clause which sets out requests from the
Vancouver Fire-Fighters Soccer Club for financial assistance in con-
nection with the Club's entry in Dominion competition in St. Johns,
Newfoundland, September 1 - 3 inclusive, it was

MOVED by Ald. Bowers,

THAT no action be taken.

- CARRIED UNANIMOUSLY.

Clauses 1, 2 and 6

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration as con-
tained in clauses 1 and 2, be approved, and that clause 6 be received
for information.

- CARRIED UNANIMOUSLY.

Regular Council, August 28, 1973 7

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

PROPERTY MATTERS (August 28, 1973)

The Council considered this report which contained clauses 1 - 7 identified as follows:

- Cl. 1: New Lease: 1090 East Georgia Street
- Cl. 2: Demolitions
- Cl. 3: Subdivision of City-owned Lots -
S/S King Edward Avenue bet. St.
George and Balkan Streets
- Cl. 4: S.W. Corner of Howe and Pacific
Streets - Establishment for Road Purposes
- Cl. 5: Acquisition for Britannia Community Services
Centre Site - 1539 Parker Street
- Cl. 6: Acquisition for S.W. Marine Drive Widening
1749 S.W. Marine Drive
- Cl. 7: North Foot of Clark Drive - Exchange of
City Property

The Council took action as follows:

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Harcourt,

THAT the recommendations of the Board of Administration as contained in Clauses 1, 3, 4, 5 and 6, be approved and that Clause 2 be received for information.

- CARRIED UNANIMOUSLY.

Clause 7 - North Foot of Clark
Drive - Exchange of City Property

MOVED by Ald. Pendakur,

THAT the recommendation of the Board of Administration contained in this clause be approved, and the correspondence between the Mayor and Mr. W.G. Rathie, member of the National Harbours Board, referred to in this clause, be received.

- CARRIED UNANIMOUSLY.

B. DEPARTMENT REPORT
General Report, August 24, 1973

WORKS & UTILITY MATTERS (August 24, 1973)

Policy for Lighting Lanes

In connection with this clause, a communication was noted from the Downtown Eastside Residents Association asking an opportunity to be heard on the subject if Council does not intend to proceed with improving the lighting in the skid road alleyways etc.

MOVED by Ald. Rankin,

THAT the foregoing communication be received.

- CARRIED UNANIMOUSLY.

After due consideration of the recommendations in this clause, it was

MOVED by Ald. Rankin,

THAT the City Engineer be requested to report back on application of the local improvement procedure in respect of the matter set out in this clause and include in the report, means of dealing with high priority areas. However, in respect of improved lighting for the Gastown-Chinatown lanes referred to in Part 'D' of the clause, approval be given to the City Engineer's recommendation with regard to 70 new lights at a capital cost of \$10,500 and an annual operating cost of \$1,680.00.

- CARRIED UNANIMOUSLY.

Regular Council, August 28, 1973 8

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (August 24, 1973)

The Council considered this report which contains clauses 1 to 6 identified as follows:

- Cl. 1: Environmental Impact Study
of Fraser River Estuary
- Cl. 2: Development Permit Application
in the Downtown Area
- Cl. 3: Urban Design Panel
Membership Appointments
- Cl. 4: Zoning and Development By-law -
Neighbourhood Pubs
- Cl. 5: Development Permit Application
in the Downtown Area
- Cl. 6: 2229 Maple Street (7th & Maple)
Senior Citizens Highrise

The Council took action as follows:

Clauses 1 and 3

MOVED by Ald. Harcourt,

THAT the recommendations of the Deputy Director of Planning and Civic Development as contained in Clauses 1 and 3, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Development Permit Application
No. 63713 - 825 Homer Street

MOVED by Ald. Hardwick,

THAT further consideration of this item be deferred to later this day.

(See Page 10 for later action).

- CARRIED UNANIMOUSLY.

Clause 4 - Zoning and Development
By-law - Neighbourhood Pubs

MOVED by Ald. Volrich,

THAT the recommendation of the Corporation Counsel as contained in this clause be approved.

- CARRIED UNANIMOUSLY.

FURTHER THAT applications presented to Council on Neighbourhood Pubs be received and no further action taken thereon until the regulations from the Liquor Control Board have been established as referred to in a letter to Alderman Volrich from the Attorney-General under date of August 23, 1973.

- CARRIED UNANIMOUSLY.

Clause 5 - Development Permit Application
No. 63931 - 1025 Howe Street

MOVED by Ald. Hardwick,

THAT the recommendation of the Deputy Director of Planning and Civic Development contained in this clause be approved, and therefore the Development Permit be withheld accordingly.

- CARRIED UNANIMOUSLY.

cont'd.....

Regular Council, August 28, 1973 9

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (August 24, 1973) (cont'd.)

Clause 6 - 2229 Maple Street -
Senior Citizens Highrise

The Council, in considering this particular clause, heard briefly from Mr. H.M. Loomer, Solicitor for the applicant, the Shalom Branch of the Royal Canadian Legion, for the construction of a senior citizens residence at 2229 Maple Street. Mr. Loomer expressed urgency for an early decision.

Letters have been received from persons supporting requests from the Kitsilano Citizens' Committee that a delegation on the matter be heard on September 11, 1973, and preferably an evening meeting to allow concerned parties to be heard. For further consideration of this clause, see Page 19.

(At this point, the Council recessed to an 'In Camera' meeting following which the Council recessed to continue its regular business at 1:30 p.m.).

Regular Council, August 28, 1973 10

The Council reconvened in the Council Chamber at approximately 1:30 p.m. still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell,
Marzari, Massey, Pendakur, Rankin
and Volrich.

ABSENT: Alderman Gibson

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL

General Report, August 24, 1973 (cont'd)

BUILDING & PLANNING MATTERS
August 24, 1973 (continued)

Clause 2 - Development Permit
Application #63713: 825 Homer Street

AMENDED
PAGE 452

MOVED by Ald. Rankin,

THAT Clause 2 of the Department Report (Building and Planning matters), dated August 24, 1973, in the matter of Development Permit Application No. 63713 re development proposed for 825 Homer Street, be referred back to the Director of Planning for processing to Council in the normal manner.

- CARRIED UNANIMOUSLY

- C. Locked-in-Lots at
(a) 3035 Hemlock Street
(b) 426 East 6th Avenue

The Council considered a Departmental Report dated August 24th, 1973, on the matter of 'locked-in-lots' at 3035 Hemlock Street and 426 East 6th Avenue as submitted by the Director of Permits and Licenses and the Deputy Director of Planning and Civic Development. It was noted that there are delegation requests in respect of the matter and, therefore, it was

MOVED by Ald. Pendakur,

THAT consideration of this report be deferred pending the hearing of delegations.

- CARRIED UNANIMOUSLY

D. Strata Title Applications

The Board of Administration, under date of August 24, 1973, submitted the following report:

"At its meeting on June 26, 1973, Council considered a Board of Administration report which proposed a set of regulations and procedures to be followed in dealing with applications under the Strata Titles Act for both new developments and conversions. A number of resolutions were passed, three of which required a further report from the Board.

The matter discussed in Section I below can be acted on immediately, since it applies to new Strata developments as well as conversions. Council may wish to defer action on the matters covered in Sections II and III which apply only to conversions, in view of the one year moratorium.

cont'd....

Regular Council, August 28, 1973 11

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Applications
(continued)

I. USE OF CITY STAFF RATHER THAN CONSULTANTS

The June 22 report recommended adoption of a regulation which would require an applicant to file, at his own expense, a declaration by a qualified consultant such as an Architect or Engineer that the building in question is of reasonable quality for the age of the building. Council approved this regulation but went on to request a report within two months on the advisability of using City staff rather than consultants for the work involved.

The Director of Permits and Licenses has been consulted on this matter and he reports as follows:

'It appears that the "Residential Standards" administered by C.M.H.C. would be a measure of "reasonable quality". These standards are comprised of Part 9 of the National Building Code but with a significant volume of other requirements dealing with the quality of the building such as:

- Kitchen cabinets
- Bedroom cabinets
- Coat and clothes closets
- Linen closets
- Bathroom details, accessories and cabinets
- Laundry space, details and facilities
- General storage space and details
- Wood doors, exterior and interior, weather stripping and hardware for same
- Garage doors
- Window hardware
- Interior wall and ceiling finishes
- Floor covering
- Provision of elevators, number, capacity, etc.
- Painting
- Site drainage, etc.
- Landscaping and other site work
- Walkways, driveways, parking areas

The foregoing features of buildings are not regulated by the Building By-law nor are they controlled by by-law in any other city that we are aware of. The inspection time required is great because each feature in each room must be looked at with care. An Architect or professional Engineer has expertise in this area and would be most appropriate for the purpose.

If the City staff is required to inspect these matters as suggested by Council it will require additional help, the amount of which will be difficult to assess, since we have no way of knowing in advance how many strata title applications there will be. The additional responsibility which would rest on the City will increase the potential liability and could lead to an increase in the number of actions against the City. The responsibility for the liability of a building should remain that of the applicant for a strata title.

In view of the foregoing it is our opinion that the applicant should be directly responsible and employ a consultant to report on the quality of the building with reference to an enlarged list similar to the list in this report. The consultant's report would then be reviewed by the Permits and Licenses Department which will make such further report to Council as may be required.'

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Strata Title Applications
(continued)II. CANVASSING OF TENANTS IN PROPOSED CONVERSIONS

The June 22 report recommends that before any decision is made on an application to convert an existing apartment house to a Strata Title, a public hearing be held to canvas the opinions of the tenants regarding the application.

In considering this recommendation, Council passed the following resolution:

'That the Board of Administration be requested to report on a suggested procedure to apply, similar to the present Local Improvement Procedures, prior to any decision being made on a conversion.'

The Local Improvement procedures are basically of two types:

1. Petition. Where the request for an improvement originates with one or more property owners, a petition is circulated to all affected property owners. The signature of an owner on the petition constitutes a "yes" response, abstention constitutes a "no". A local improvement petition requires signatures by at least two thirds of the owners, representing at least 50% of the value of the total property.
2. Initiative. Where the City initiates a Local Improvement, each affected property owner is notified of the proposal and given an opportunity to file an objection. Silence is considered to constitute consent. To defeat a local improvement on the 'Initiative Principle' requires filing of objections by more than 50% of the owners.

In addition to the above two procedures, there is an additional step which is occasionally taken under special circumstances, e.g. where a delegation appears in order to oppose a sufficiently signed petition. This is to 'ballot' the owners. The City mails out a yes/no ballot and the results are reported to Council.

If the 'Petition' principle were applied to Strata conversions, this would involve the applicant (developer) being required to canvas the tenants himself and to present Council with evidence that consents for the conversion had been obtained from all or a certain proportion of the tenants. This would have the advantage of relieving the City of the administrative burden of conducting a canvas itself. However, it would be difficult to be completely assured that the applicant had reported the results accurately, or had not applied pressure of some kind to elicit favourable responses. Irregularities could result in tenant protests and possibly delegation requests.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Strata Title Applications
(continued)

It is therefore considered more appropriate to follow the 'Initiative' principle in the sense that the City itself should conduct the canvas of tenants. Further, rather than accepting silence as consent, it is proposed that the canvas be conducted by means of a ballot, on which each tenant would indicate a yes or no response.

The recommended procedure is as follows:

- (a) Any application for conversion must be accompanied by a list of tenants in the building by suite number and a list of any suites which may be vacant.
- (b) A ballot will be mailed by the City to each tenant, informing him of the details of the proposed conversion and asking the following questions:
 - (i) What is the length of his tenancy in the building?
 - (ii) Is he opposed to the conversion or in favour?
 - (iii) Does he intend to purchase a suite if the conversion is approved?
 - (iv) If the answer to (iii) is 'no', has he arranged for other accommodation?
 - (v) If the answer to (iv) is 'no' does he anticipate any difficulty in this connection?
 - (vi) Would he prefer to remain in his present suite as a renter?

The ballot form would be designed so as to provide additional space for tenants to make other comments (e.g. regarding condition of the building, actions taken by the applicant, difficulty of finding alternative accommodation) if they wish.

- (c) Any tenants who have not returned their ballots within two weeks of the date they are mailed will be contacted personally by a City representative in order that every effort should be made to achieve a 100% return.
- (d) The results of the canvas will be communicated to Council as part of the final report on the application.

The above procedure would be administered by the Development Division of the Permits and Licenses Department.

III. ALLOWING CERTAIN TENANTS TO CONTINUE RENTING

Council further passed the following resolution at its meeting of July 26, 1973:

cont'd....

Regular Council, August 28, 1973 14

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Applications
(continued)

'That the Board of Administration be requested to report on the proposal that if it would prove a hardship for a long term tenant to be required to purchase his unit, it be required that such tenant be permitted to continue renting his suite indefinitely'.

Section 4(3a) of the Strata Titles Act, which authorizes Council to exercise jurisdiction over Strata applications, reads as follows:

'The approving authority may, notwithstanding the provisions of any other Act, approve the Strata plan, or refuse to approve it, or approve it subject to such terms and conditions as the approving authority considers appropriate, and its decision is final.'

The underlined words are the key ones in considering this matter and the question is, would the requirement of permitting certain tenants to continue renting be a reasonable and valid 'term and condition' under the meaning of the Act.

Corporation Counsel advises that in his opinion it would not. He reports that there is a considerable body of law which indicates that any conditions attached must be fairly and reasonably related to the subject of the approval, i.e. relevant or reasonably relevant to the purpose of the approval. Since the purpose of the approval here is to enable an applicant to subdivide his land into several parcels, the suggested condition would not, in the opinion of Corporation Counsel, be valid from a strictly legal standpoint if stated as a general precondition governing applications.

However, in thoroughly practical terms, Council has no obligation to grant an approval for a conversion. Council might well wish to refuse applications where the results of the balloting discussed in Section II of this report revealed one or more tenants who did not wish to purchase and who indicated probable difficulty in obtaining alternative rental accommodation. In such cases, the applicant could return to Council and produce a firm lease in favour of the tenant(s) and the application could be reconsidered.

In other words, Council's objective of minimizing inconvenience to renters could be accomplished through the practical application of its discretion under the Act, without laying down a precondition which may well be legally invalid

RECOMMENDATIONS

In summary, your Board RECOMMENDS that:

1. The regulations continue to require that an applicant file a declaration by a qualified consultant that the building is of reasonable quality for the age of the building, rather than using City staff for this purpose.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Applications
(continued)

2. The procedures outlined in Section II of this report for the canvassing of tenants in proposed conversions be approved.
3. It NOT be set as a general condition that if it prove a hardship for a long term tenant to be required to purchase his unit, it be required that such tenant be permitted to continue renting his suite indefinitely, since Council already has the power to accomplish this goal if it wishes through exercise of its powers under the Act."

MOVED by Ald. Volrich,
THAT parts (b) and (c) of the recommended procedures set out in Section II re canvassing of tenants in proposed conversions, if adopted by Council as policy, be carried out at the full expense of the applicant.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the whole report be referred to the Standing Committee on Housing for report back to Council after due consideration.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application:
N/E Corner Georgia & Bute Streets
(A.E. LePage Western Ltd.)

Mr. H.P. Bell-Irving and Mr. Allan Waisman appeared on behalf of A.E. LePage Western Ltd. in support of Development Permit Application for development proposed at the north-east corner of Georgia and Bute Streets. Information was filed with Council by a submission dated August 28, 1973.

The Deputy Director of Planning's report of July 13th, 1973, refers to this application and two others, which, at that time were recommended to Council be withheld for 30 days from the date of application and for a further 60 days thereafter, pursuant to Section 570 of the Charter on the grounds that such applications were in conflict with the proposed amendment to the Zoning and Development By-law. On July 17, 1973, Council adopted the Deputy Director's recommendation.

It was reported that a Public Hearing, which will take place on September 6, 1973, will be considering proposed Building By-law amendments in regard to CM-1, CM-2, C-3, C-4 and C-5 zones in the Downtown area.

MOVED by Ald. Hardwick,
THAT this particular Development Permit Application re the north-east corner of Georgia and Bute Streets be deferred to the next meeting of Council, September 11, 1973, for further consideration.

- CARRIED

(Alderman Massey voted against the motion)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)East Gastown Beautification Programme

On August 14, 1973, the Council considered a report from the Deputy Director of Planning and Civic Development and the City Engineer on the subject of 'East Gastown Beautification Programme' and in that regard, approved recommendations of these officials as set out Section I of that report under the heading 'Maple Tree Square', and deferred for a report explanation and the hearing of delegations, recommendations in Section III of the officials' report dealing with revised beautification concept for East Gastown which Section of the report is repeated hereunder:

"III. REVISED BEAUTIFICATION CONCEPT FOR EAST GASTOWN

The original East Gastown beautification was contained in a report to Council from the Board of Administration dated 6 July, 1971; (the scope of that proposal is outlined in Appendix 'C', Map 1). At that time, Phase I - Maple Tree Square - only was approved.

The proposals contained in this report and as outlined in Appendix 'C', Map 2, represent a restructuring of Phases II and III of the 6 July report. This restructuring of Phases II and III pertains only to Water Street at this time. It is anticipated that reconstruction of Carrall, Powell and Alexander Streets will not fall within the present 5-Year Plan and will be the subject of a later report to Council.

A. Background

Following the completion of Maple Tree Square and as the revitalization of Gastown has progressed, it has become evident that the logical first extension of the 'Maple Tree Square' beautification should take place on Water Street.

In the past few months, a number of meetings have been held between property owners on Water Street and City staff to determine future Gastown improvements.

An outcome of these meetings has been the formation of the Water Street Improvement Committee which represents the property owners' views and aspirations. These aspirations were summed up in a letter of November 21, 1972 (see Appendix 'A') requesting a continuation of the Maple Tree Square beautification scheme. This letter was endorsed by 23 of the 34 property owners on Water Street. This endorsement supporting the continuation of 'Maple Tree Square' treatment represents 82.5% of the Water Street frontage, with an aggregate land and improvement assessment of \$6,768,095 or 86.6% of the total assessed value along the full length of Water Street.

The Water Street Improvement Committee requested that preliminary estimates be made by the City of costs for the Water Street project. The City Planning Department, in consultation with the City Engineering Department, prepared two tentative cost estimates: The first was based on the use of brick for sidewalks and roadbed (Scheme 1), and the second based on the use of brick for sidewalks only with concrete for the roadbed between intersecting streets (Scheme 2). These summaries were presented to the Water Street Improvement Committee at a meeting on February 1, 1973. The Committee came out strongly in favour of Scheme 1 - the all-brick scheme for the three blocks of Water Street.

B. Proposals

An integrated development program has been evolved and this report brings forward a number of proposals and recommendations leading to the implementation of the next step of the East Gastown Beautification Program.

1. That the boundaries of the total East Gastown project area be extended to include the 100 and 300 blocks Water Street, as shown on Appendix 'C', Map 2.
2. That Phase II (sidewalk improvements) and Phase III (roadbed improvements), as outlined in the July 6, 1971 report, and shown in Appendix 'C', Map 1, be amalgamated. A combined reconstruction of sidewalk and roadbed on a block by block basis will subject properties only once to the inevitable disruptive impact of this necessary street work. This proposal is endorsed by the Water Street Improvement Committee.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

East Gastown Beautification
Programme (continued)

- 3. That construction of the combined Phase II/Phase III improvements begin in the unit block Water Street and proceed as scheduled in Appendix 'C', Map 2. The Water Street Improvement Committee has requested that construction be restricted to the spring (March to mid-May) and autumn (September to mid-November) seasons.
- 4. That the design be based on the Maple Tree Square theme, and to this end, that the design consultant for Maple Tree Square, Rudy Kovack be retained by the City at a maximum expenditure of \$1,500.00 to oversee and ensure design continuity of the Maple Tree Square theme along Water Street.
- 5. That the hiring of temporary planning staff necessary to develop the consultant's design concepts for this and other beautification projects, (i.e. West Broadway and Chinatown - this detailed design development was the consultant's responsibility in past projects) be the subject of a separate report from the Deputy Director of Planning.
- 6. That the preliminary cost estimate for Scheme 2, as contained in this report, be recommended. The Deputy Director of Planning is of the opinion that Scheme 2, in which the utilization of brick on the sidewalk and in the roadbed at street intersections only, creating the type of nodal focus envisaged in the original restoration report, is more appropriate.
- 7. That the undergrounding of B.C. Hydro and B.C. Telephone facilities in the unit, 100 and 300 blocks Water Street now be advanced under the Provincial Power and Telephone Beautification Line Act, the funding of this work to be 1/3 Provincial, 1/3 B.C. Hydro/B.C. Telephone, 1/3 City/property owners. The City's share is to be financed from the 1973 Supplementary Capital Budget.

The undergrounding of these utilities for the three blocks would most likely be done at one time. It would be uneconomical to install these utilities on a piecemeal basis and it is unlikely the utility companies would wish to proceed in this way. On this basis it might not be practical to restrict construction to the spring and fall months.
- 8. That the problem of changes to electrical service connections to private property associated with, but not part of, the Undergrounding Program be resolved.
- 9. That negotiations commence with property owners on Water Street who have areaway agreements with the City which might be affected by the beautification project.

C. Construction Schedule

The construction timetable in Appendix 'C', Map 2, is set out to complete the unit, 100 and 300 blocks Water Street before the end of the 1971-75 Five-Year Plan, and scheduled so that construction takes place in either the spring or fall seasons with the possible exceptions noted in 7 above.

D. Costs

The preliminary estimate and cost breakdown for the unit, 100 and 300 blocks Water Street is as follows:

<u>Scheme 1</u>	<u>Total Cost</u>	<u>City's Share</u>
Water Street Beautification	\$1,247,000	\$ 508,200
B.C.Hydro and B.C.Telephone Undergrounding	\$ 375,000	\$ 68,000
Total Estimated Cost	<u>\$1,622,000</u>	<u>\$ 576,200</u>

Regular Council, August 28, 1973 18

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

East Gastown Beautification
Programme (continued)

<u>Scheme 2</u>	<u>Cost</u>	<u>City's Share</u>
Water Street Beautification	\$ 945,000	\$ 410,750
B.C.Hydro and B.C.Telephone Undergrounding	\$ 375,000	\$ 68,000
Total Estimated Cost	\$1,320,900	\$ 478,750

E. Source of Funds

This preliminary cost estimate for Scheme 2 of this project, together with those monies spent to date; funds allocated for other beautification projects and for estimates of other projects or beautification schemes all within the 5-Year Programme, will result in an overexpenditure of beautification funds provided in the 1969 Supplementary Capital Budget and authorized in the 1971-1975 Five Year Plan by about \$284,000. Council was so advised by the Director of Finance in the 1973 Budget Submission.

However, Senior Governments earlier indicated their willingness to provide matching grants to the amount of \$35,000 each on an annual basis for 5 years for expenditure within the Gastown Area (\$70,000 was the Senior Government's share of the Maple Tree Square Project). The balance outstanding from Senior Governments - \$280,000 would almost offset this deficit.

The Deputy Director of Planning is discussing this matter with the Senior Governments and, in a separate report, deals with future beautification projects to the end of the current Five-Year Plan with their associated costs and availability of funds as suggested by the Director of Finance in the Budget Report to the Board of Administration.

RECOMMENDATION

The Deputy Director of Planning and the City Engineer RECOMMEND :

As set out in III - Revised Beautification Concept -

That proposals and recommendations contained in Items 1 - 9 in 'B' be approved and that the Water Street project now proceed to the detailed design stage, preparatory to initiation of a Local Improvement for the project."

Mr. E.Keate representing the Townsite Committee, the Gastown Merchants' Association and the Historic Sites Advisory Board, appeared before Council submitting a brief dated August 28, 1973, expressing an urgent need for an immediate start on Phase II of the Gastown Beautification Plan.

MOVED by Ald. Bowers,

THAT the recommendation of the officials set out above on this matter, be approved except Proposal 3 be reworded as follows:

"That construction of the combined Phase II/Phase III improvements begin in the unit block Water Street and proceed as soon as possible as one operation."

- CARRIED

(Alderman Rankin voted against the motion)

Regular Council, August 28, 1973 19

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Strata Title Application:
Mr. Tom Leeaphon

Mr. Tom Leeaphon submitted a communication dated August 14, 1973, setting out his position in support of Strata Title application to convert under the Strata Titles Act, his apartment at 1468 West 72nd Avenue, and submitted related documents. Mr. Leeaphon also made representations in person on the matter.

MOVED by Ald. Rankin,
THAT no action be taken on this application.

- CARRIED UNANIMOUSLY

Senior Citizens Highrise:
2229 Maple Street

The Council considered Clause 6 of Departmental Report (Building and Planning matters), dated August 24, 1973, advising of an application from the Shalom Branch of the Royal Canadian Legion for the construction of a senior citizens highrise at 2229 Maple Street.

In the clause, it is noted the Technical Planning Board felt it could not refuse the application on the basis of the Design Panel's recommendation i.e., the design be refused on the grounds that if executed, it would adversely affect public amenity. The Technical Planning Board therefore referred the development to Council for advice and action.

Mr. H.M. Loomer, who spoke to Council on the matter earlier in the day now advises the matter could await deferment to the Council's next meeting if the Council so wished in view of the interest of other parties to appear as delegations.

The Kitsilano Citizens Committee have asked to appear before Council on the subject matter and letters in support of that request had been received. A letter from the West Broadway Citizens Committee dated August 28th, 1973, was submitted asking deferment until September 11, 1973. The various writers request an evening meeting.

MOVED by Ald. Volrich,
THAT the whole matter be deferred for Council's consideration at the Council meeting of September 11, 1973.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT letters on this subject be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Vancouver Rental Accommodation
Grievance Board and Law Reform
Commission Questions

The Council had before it a report from the Vancouver Rental Accommodation Grievance Board on questions from the Law Reform Commission of B.C. regarding the Landlord and Tenant Law, and a report from the Standing Committee on Social Services regarding the Vancouver Rental Accommodation Grievance Board.

The questions asked by the Law Reform Commission and the Council's answers thereto are recorded hereunder after considering the report of the Vancouver Rental Accommodation Grievance Board dated August 21, 1973, and the report of the Standing Committee on Social Services dated August 22, 1973:

cont'd....

Regular Council, August 28, 1973 20

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Vancouver Rental Accommodation
Grievance Board and Law Reform
Commission Questions (continued)

LAW REFORM COMMISSION

QUESTION 1: 'What courts or bodies should have jurisdiction over disputes between landlord and tenant, and what their procedures should be.'

MOVED by Ald. Volrich,

THAT the City's position be that the Vancouver Rental Accommodation Grievance Board have jurisdiction over landlords and tenants covering all areas dealt with by City By-laws and regulations and the Landlord and Tenant Act, subject to appeal to the Courts.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

QUESTION 2: 'The availability of other facilities to assist in resolving such disputes and distributing information.'

MOVED by Ald. Rankin,

THAT the Vancouver Rental Accommodation Grievance Board assume the functions of the Small Claims Court in matters of rental grievance.

- CARRIED UNANIMOUSLY

QUESTION 3: 'How far a landlord should be required to justify an eviction or the termination of a tenancy.'

MOVED by Ald. Rankin,

THAT the following be approved as appropriate reasons to the tenant for eviction:

- (a) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.
- (b) The tenant is in arrears for a period of one month's rent.
- (c) The tenant is a nuisance to his neighbours.
- (d) The tenant is utilizing premises for illegal activity.
- (e) The landlord requires the premises for occupancy either by himself or his immediate family.
- (f) The tenant has deliberately misrepresented the premises to the potential buyer or tenant.
- (g) The building is to be demolished.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

THAT the following be added as (h) to the above reasons:

- "(h) Over-utilization of a premises by more persons than are defined as occupants."

- CARRIED

(Aldermen Harcourt, Marzari, Pendakur and Rankin voted against the motion)

cont'd....

Regular Council, August 28, 1973 21

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Vancouver Rental Accommodation
Grievance Board and Law Reform
Commission Questions (continued)

MOVED by Ald. Rankin in amendment,
THAT nothing in this particular clause (h) shall apply to
guests or relatives visiting the tenants.

- LOST

(Aldermen Bowers, Linnell, Marzari, Massey, Mayor Phillips
and Alderman Volrich voted against the motion)

(The motion of Alderman Linnell was put and carried)

QUESTION 4: 'How far the collective bargaining process is
appropriate to landlord and tenant matters.'

MOVED by Ald. Bowers,
THAT the City Council hold collective bargaining is not
appropriate.

- CARRIED

(Alderman Rankin voted against the motion)

QUESTION 5: 'Security and damage deposits.'

MOVED by Ald. Volrich,
THAT security and damage deposits be maintained at the present
level for the time being as provided in the prevailing By-law;
interest on deposits to be at 8%.

- CARRIED

(Aldermen Hardwick and Rankin voted against the motion)

QUESTION 6: 'Any other aspect of the law and practice
governing landlord and tenant matters.'

MOVED by Ald. Rankin,
THAT in the event that a tenant by agreement with a Landlord
vacates a premises prior to termination of the tenancy and the
landlord re-rents the premises in the remaining period of the
tenancy, he shall reimburse the vacating tenant an amount prorated
for the period of the re-rental.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT 'the last month's rent provision' as now contained in
the Act be deleted from that legislation.

- CARRIED

(Aldermen Bowers, Linnell, Massey and Pendakur voted
against the motion)

MOVED by Ald. Linnell,
THAT the Council advise the Vancouver Rental Accommodation
Grievance Board that there is no objection to that Board submitting
a separate report to the Law Reform Commission if it so wishes.

- CARRIED UNANIMOUSLY

- - - - -

During consideration of the foregoing matter, the Council
observed a short recess.

- - - - -

cont'd....

Regular Council, August 28, 1973 22

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Vancouver Rental Accommodation
Grievance Board and Law Reform
Commission Questions (continued)

SOCIAL SERVICES COMMITTEE
& GRIEVANCE BOARD

In respect of the report of the Standing Committee on Social Services dated August 22, 1973, the Council took the following action on portions of that report not already dealt with when dealing with the questions from the Law Reform Commission and referred to earlier in these Minutes:

B. Formation of Grievance Board

MOVED by Ald. Rankin,
THAT the following recommendations be approved:

- (i) The Board be composed of a Chairman, Vice-Chairman, and three members on a rotating basis to ensure that a three member Board would serve at any one time.
- (ii) Each appointee to the Board shall have been a resident of Vancouver for at least 3 years prior to appointment and shall be by occupation and experience a person likely to be knowledgeable with respect to problems and grievances considered by the Board.
- (iii) When members are being selected, the widest possible circulation be undertaken for nominations.

- CARRIED UNANIMOUSLY

C. Staffing of Grievance Board

MOVED by Ald. Hardwick,
THAT in principle, there should be adequate staff provided for the Grievance Board, however, the matter be considered at a later date when the Provincial regulations are known.

- CARRIED UNANIMOUSLY

D. Entry into Suites

MOVED by Ald. Rankin,
THAT the following recommendation be received:

- CARRIED UNANIMOUSLY

"THAT if entry to an apartment or suite is refused by either landlord or tenant, this is a position from which an adverse position can be drawn."

F. Landlords Rights

MOVED by Ald. Bowers,
THAT the following recommendation be approved:

"THAT a landlord may, within 3 clear business days' notice, bring a tenant before the Grievance Board for the following reasons:

- (i) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.
- (ii) The tenant is a nuisance to his neighbours.
- (iii) The tenant is utilizing premises for illegal activity.

AND the Board may, under these circumstances give a tenant 3 clear business days' notice to vacate from the date of the hearing."

- CARRIED

(Alderman Rankin voted against the motion)

Regular Council, August 28, 1973 23

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Vancouver Rental Accommodation
Grievance Board and Law Reform
Commission Questions (continued)

H. General Power of the
Grievance Board

MOVED by Ald. Rankin,

THAT the principle set out in the following be approved:

"In order to be effective, the Grievance Board must have the power to make Orders and to see that these Orders are enforced. In order to implement this proposal, the Landlord and Tenant Act would have to be amended and any Order by the Rental Grievance Board enforced through the Summary Convictions Act in the Provincial Court the same as any order allowed by the City of Vancouver such as the Lodging House By-law, etc. The Board must have the power to order such things as doors to be opened where a Landlord has changed locks or illegally locked out a tenant. The Board must have a power to order water or heat turned on and have power to enforce such powers. The Board must have the power to order immediate repairs for safety in such fields as fire or dangerous health situations. While this is not exhaustive, it will give members a general idea of how we envisage the Board's functioning."

- CARRIED UNANIMOUSLY

I. Rents Justification

MOVED by Ald. Rankin,

THAT the following recommendation be approved:

"THAT the amount of the rent be posted in a conspicuous place within the dwelling unit with the date of its origination and termination marked thereon."

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

THAT the Council make a submission to the Attorney-General based on the above action of Council after considering the report of the Standing Committee on Social Services dated August 22, 1973.

- CARRIED UNANIMOUSLY

(The Mayor requested Alderman Rankin join him in preparing this submission)

F. Landlord and Tenant
Advisory Board

The Council considered a Departmental Report under date of August 24, 1973, from the Corporation Counsel regarding Landlord and Tenant Advisory Board and submitted a formal resolution for Council's consideration. The resolution was accepted and therefore it was moved as follows:

MOVED by Ald. Linnell,

THAT WHEREAS Section 66 of the Landlord and Tenant Act requires Council to establish a Landlord and Tenant Advisory Bureau to perform the functions therein set out;

AND WHEREAS it is desirable that in addition to the functions set forth in the Landlord and Tenant Act the said Advisory Bureau should be empowered to sit as a Board of Arbitration to determine disputes between Landlords and Tenants;

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Landlord and Tenant Advisory Board (continued)

THEREFORE BE IT RESOLVED:

1. THAT there is hereby established a Landlord and Tenant Advisory Bureau to be composed of three persons.
2. THAT the present members of the Vancouver Rental Accommodation Grievance Board are appointed to be the members of the Landlord and Tenant Advisory Bureau.
3. The functions of the Landlord and Tenants Advisory Bureau are
 - (a) to advise landlords and tenants in tenancy matters;
 - (b) to receive complaints and seek to mediate disputes between landlords and tenants;
 - (c) to disseminate information for the purpose of educating and advising landlords and tenants concerning rental practices, rights, and remedies; and
 - (d) to receive and investigate complaints of conduct in contravention of legislation governing tenancies. 1970, c.18,s.2 (eff. Apr.6, 1970). 1973 c.47, s.14.
 - (e) where a written submission to Arbitration is received from a landlord and a tenant, to sit as a Board of Arbitration to determine the matters in dispute as set forth in the submission.

- CARRIED UNANIMOUSLY

Communications

MOVED by Ald. Bowers,
THAT the communication from the Greater Vancouver Apartment Owners' Association commenting with respect to the Vancouver Rental Accommodation Grievance Board and the Standing Committee on Social Services report in connection therewith, be received;

FURTHER THAT a copy of Council's action on the subject be furnished to the organization with the advice that if subsequently they wish to appear before Council, the Council will hear their representations.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the communication from the Vancouver Council of Women dated August 23, 1973, supporting the performance of the Vancouver Rental Accommodation Grievance Board and speaking in favour of its continuance, and advancing proposals in connection therewith, be received for information.

- CARRIED UNANIMOUSLY

Regular Council, August 28, 197325

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee
on Finance and Administration,
August 10, 1973 (Social Planning Dept.)

MOVED by Ald. Bowers,
THAT recommendations A (i) to (v) inclusive be approved.

- CARRIED

(Aldermen Linnell and Rankin voted against the motion)

MOVED by Ald. Bowers,
THAT recommendations B (i) to (x) inclusive be approved
after adding to B (iii) the following:

"Further that these two positions be 'excluded'"

- CARRIED

(Aldermen Linnell and Rankin voted against the motion)

MOVED by Ald. Hardwick in amendment
THAT B (iv) be referred back for further analysis.

- LOST

(Aldermen Bowers, Harcourt, Marzari, Massey, Pendakur,
Mayor Phillips, Aldermen Rankin and Volrich voted
against the motion)

H. Report of Standing Committee on
Community Development (Electoral
Reform), August 17, 1973

After considering the Standing Committee Report on Electoral
Reform and the recommendations therein, the Council took action
as follows:

1. One or Two Member Wards?

MOVED by Ald. Volrich,
THAT the following recommendation be approved:

"That in any implementation of a ward system, whether full
or partial, the wards be one-member wards."

- CARRIED UNANIMOUSLY

2. Full or Part-time Aldermen?

MOVED by Ald. Volrich,
THAT the following recommendation be approved:

"The present system of part-time aldermen continue."

- CARRIED UNANIMOUSLY

3. Parks Board and School Board - Ward Systems?

MOVED by Ald. Volrich,
THAT no question be placed on the forthcoming ballot to
the electors on electoral reform, which relates to election of
Park or School Board members by the ward system.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

cont'd

Regular Council, August 28, 1973 26

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Development (Electoral
Reform), August 17, 1973 (continued)

4. Term of Office

MOVED by Ald. Volrich,
THAT the following recommendation be approved:

"That the present 2-year term of office remain in effect."

- CARRIED

(Mayor Phillips voted against the motion)

5. Election Date

On behalf of the Standing Committee Alderman Volrich moved
this recommendation as follows:

MOVED by Ald. Volrich,
THAT the date of election be the last Wednesday in
October, the inaugural date be the second Thursday in November
and the nomination date be the third Wednesday preceding the
election date.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Massey, Pendakur
Mayor Phillips and Alderman Volrich voted against the
motion)

MOVED by Ald. Volrich,
THAT the election date for the City of Vancouver elections
be advanced to the third Wednesday in November.

- CARRIED

(Aldermen Linnell, Marzari and Rankin voted against the motion)

MOVED by Ald. Volrich,
THAT nomination day be the last Wednesday in October.

- CARRIED UNANIMOUSLY

6. Identity of Party Affiliation on Ballot Paper

MOVED by Ald. Volrich,
THAT the following be approved as recommended by the
Standing Committee and its Chairman:

"Firstly, I think it is clear that the following groups can
be recognized as identifiable civic political groups at the
present time, and they should be so recognized and referred to
on the ballot as sponsors of candidates by the abbreviations
opposite their names:

- | | |
|--------------------------------------|----------|
| 1. Civic Non-Partisan Association | N.P.A. |
| 2. Committee of Progressive Electors | C.O.P.E. |
| 3. New Democratic Party | N.D.P. |
| 4. The Electors' Action Movement | T.E.A.M. |

Secondly, on the question of what criteria should be established
for the recognition of other groups who may organize themselves
to sponsor candidates in civic elections, I would propose the
following:

1. That the group shall sponsor at least one-third the
number of candidates for the offices to be filled. This need
not be in all slates, but may apply only to one body politic
such as the Council, Parks Board, or School Board.

cont'd

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Development (Electoral
Reform), August 17, 1973 (continued)

Clause 6 continued

2. That reasonable evidence be provided the City Clerk that the organization has been in existence for six months before the date of the election and that its affairs have been administered during that time by duly-elected officers and directors.

3. That reasonable evidence be provided the City Clerk that the organization consists of at least 25 members who pay dues or make some form of financial contribution to the organization.

It is noted that the definition of a 'political party' in the Provincial Elections Act is 'an affiliation of electors comprised in an political organization which has expended money in the support of any candidate in the election.'

A candidate identifying himself as being sponsored by a particular organization should of course be the duly-nominated candidate of that organization and the City Clerk should have the authority to require confirmation on this matter if it should be considered necessary.

If a candidate so requests, he should be entitled to have the designation 'Independent' appear beside his name on the ballot."

- CARRIED UNANIMOUSLY

7. Deposit or Other Requirements for Candidates

On behalf of the Committee Alderman Volrich moved the Committee's recommendation as follows:

MOVED by Ald. Volrich,

THAT the Charter requirement for deposits for Mayoralty candidates be deleted

- LOST

(Aldermen Bowers, Linnell, Massey, Pendakur, Mayor Phillips and Alderman Volrich voted against the motion)

On behalf of the Committee Alderman Volrich submitted the following Committee's recommendation:

MOVED by Ald. Volrich,

THAT no deposit requirement be instituted for candidates for Alderman, Park Commissioner or School Trustee.

- CARRIED

(Alderman Linnell voted against the motion)

8. Residency in the Ward Area as a Requisite to Candidacy for the Ward

On behalf of the Committee Alderman Volrich submitted the Committee's recommendation which, in effect, is as follows:

MOVED by Ald. Volrich,

THAT the Chairman's recommendation that residency in the ward area be not a requisite for candidacy, be not adopted and residency in the ward area, should wards be established, be required.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Massey, Pendakur, Mayor Phillips, Aldermen Rankin and Volrich voted against the motion)

cont'd

Regular Council, August 28, 1973 28

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Development (Electoral
Reform), August 17, 1973 (continued)

Clause 8 continued

MOVED by Ald. Volrich,
THAT in the event of a full or partial ward system
being implemented, residency in the ward area not be a
requisite to candidacy.

- CARRIED

(Aldermen Linnell and Marzari voted against the motion)

9. Rotating Ballot

On behalf of the Committee Alderman Volrich submitted the
Committee's recommendation which, in effect, is as follows:

MOVED by Ald. Volrich,
THAT the recommendation of the Chairman respecting
implementing 'rotating system of ballot' be not adopted,
and therefore the rotating ballot not be used.

- CARRIED UNANIMOUSLY

10. Corporate Votes

On behalf of the Committee Alderman Volrich submitted the
Committee's recommendation which, in effect, is as follows:

MOVED by Ald. Volrich,
THAT the Chairman's recommendation, i.e. corporate votes
be eliminated, be approved.

- CARRIED UNANIMOUSLY

11. Election of Mayor At Large

On behalf of the Committee Alderman Volrich submitted the
Committee's recommendation which, in effect, is as follows:

MOVED by Ald. Volrich,
THAT the Chairman's recommendation, i.e. there be no change
in the present system of electing the Mayor at large, be approved.

- CARRIED UNANIMOUSLY

FORM OF BALLOT

Alderman Volrich advised that he had submitted a Form of Ballot
to the Standing Committee and the Standing Committee is recommending
a different Form of Ballot. In the interest of compromise
therefore he was now proposing a further Form of Ballot and
requesting Council's consideration of this latest Form. It
was therefore

MOVED by Ald. Volrich,
THAT the Council consider at this time the latest Form of
Ballot as furnished by him to members of Council for consideration.

- CARRIED

(Alderman Linnell voted against the motion)

cont'd

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Development (Electoral
Reform), August 17, 1973 (continued)

AMENDED
SEE PAGE 752

MOVED by Ald. Volrich,
THAT Question 1 be as follows:

- CARRIED UNANIMOUSLY
after the two amendments were
defeated

Question 1

Do you favour keeping the present at large system
for electing Aldermen?

YES ☐

NO ☐

MOVED by Ald. Rankin, in amendment
THAT Question 1 be as follows:

Question 1

Do you favour an at large system for
electing Aldermen?

YES ☐

NO ☐

or a ward system for electing Aldermen?

YES ☐

NO ☐

- LOST

(Aldermen Bowers, Harcourt, Linnell, Marzari, Massey
Mayor Phillips and Alderman Volrich voted against the motion)

MOVED by Ald. Linnell, in amendment to the amendment,
THAT Questions 1 and 2 on the Ballot be as follows:

Which type of electoral process do you favour?

At Large ☐

Partial Ward ☐

Full Ward ☐

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey,
Mayor Phillips, Aldermen Rankin and Volrich voted
against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Development (Electoral
Reform), August 17, 1973 (continued)

AMENDED
SEE PAGE 152

MOVED by Ald. Volrich,
THAT Question 2 be as follows:

- CARRIED

Question 2

If the Council were to approve a change to a partial
ward system or a full ward system, which would you prefer?

A partial ward system ☐

A full ward system ☐

(Alderman Rankin voted against the motion)

MOVED by Ald. Volrich,
THAT Question 3 be as follows:

- CARRIED

Question 3

What size of Council do you favour? MARK ONLY ONE CHOICE

The present number of 10 aldermen ☐

12 - 15 aldermen ☐

16 - 22 aldermen ☐

35 - 45 aldermen ☐

(Alderman Rankin voted against the motion)

(At this point Alderman Harcourt took the Chair to release the Mayor
to attend to other civic business.)

MOVED by Ald. Volrich,
THAT the Chairman of the Community Development Committee,
the Corporation Counsel and the City Clerk be requested to report
back to Council on any matters incidental to the action of
Council this day in respect of electoral reform.

- CARRIED UNANIMOUSLY

- - - - -

MOVED by Ald. Linnell,
THAT the Council meeting recess and reconvene to complete
the agenda business at 9.30, Thursday August 30, 1973.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Massey, Pendakur,
Rankin and Volrich voted against the motion)

- - - - -

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)I. Report of Standing Committee on
Finance & Administration, August 16, 1973

The Council considered this report which contained clauses
1 to 3 identified as follows:

- Cl. 1: Old Museum Building - Alterations and Additions
- Cl. 2: Twice Yearly Billing & Collection of Real Property Taxation
- Cl. 3: 911 Emergency Reporting Services

Action was taken as follows:

Clause 1 - Old Museum Building - Alterations & Additions

MOVED by Ald. Bowers,
THAT this clause be received.

- CARRIED UNANIMOUSLY

Clause 2 - Twice Yearly Billing and
Collection of Real Property Taxation

MOVED by Ald. Volrich
THAT this clause be deferred to the September 11 Council
meeting for consideration.

- CARRIED UNANIMOUSLY

Clause 3 - 911 Emergency Reporting Services

MOVED by Ald. Bowers,
THAT the recommendation of the committee be approved.

- CARRIED UNANIMOUSLY

J. Report of the Standing Committee
on Community Development,
August 16, 1973

The Council considered this report which contained clauses
1 to 3 identified as follows:

- Cl. 1: Rivtow Straits Ltd.
- Cl. 2: Champlain Heights Areas E & F - Implications
of Density related to Development Proposals
- Cl. 3: Policy on Relocation of Tenants

Action was taken as follows:

MOVED by Ald. Volrich,
THAT this report containing the above-mentioned clauses
be deferred for consideration of the next meeting of Council
on September 11, 1973.

- CARRIED UNANIMOUSLY

K. Report of the Standing Committee
on Social Services, August 16, 1973

The Council considered this report which contained clauses
1 to 4 identified as follows:

- Cl. 1: Grant Request - Killarney Champlain Citizens for Action
- Cl. 2: Grant Request - Mount Pleasant Information Centre
- Cl. 3: Improving Community Services for Low-income, Single
People living in the Downtown Eastside.
- Cl. 4: Grant Request - Grandview Youth Program

Action was taken as follows:

Clause 1 - Grant Request -Killarney Champlain
Citizens for Action

MOVED by Ald. Rankin,
THAT the recommendation of the committee be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

cont'd

Regular Council, August 28, 1973 32

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Standing Committee
on Social Services, August 16, 1973

Clause 2 - Grant Request - Mount
Pleasant Information Centre

MOVED by Ald. Rankin,
THAT the committee's recommendation be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

Clause 3 - Improving Community Services for
Low-income, Single People living in the
Downtown Eastside

MOVED by Ald. Rankin,
THAT the committee's recommendation be approved.

- CARRIED UNANIMOUSLY

Clause 4 - Grant Request -
Grandview Youth Program

MOVED by Ald. Rankin,
THAT the committee's resolution be received.

- CARRIED UNANIMOUSLY

L. Joint Report of the Special Committee
on Burrard Inlet Waterfront and the
Standing Committee on Civic Development
August 15, 1973. (Marathon Realty)

MOVED by Ald. Pendakur,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

M. Report of the Special Committee
re False Creek, August 24, 1973

Clause 1 - Marina - Sub-Area 6

MOVED by Ald. Hardwick,
THAT the recommendation in the following clause be approved.

"On suggestion by Commissioner McCreery the matter of the Park Board marina in Sub-area 6 was raised and the staff present requested that the Park Board be asked to engage a consultant to work with the False Creek Team on the design of a marina, to be operated by the Parks Board adjacent to Sub-area 6.

After discussion the Committee

RECOMMENDS that the Parks Board operate a marina on the south shore of False Creek adjacent to Sub-area 6 and that the Parks Board be requested to appoint a consultant on marina design to start work with the False Creek Planning Team at the earliest possible moment."

- CARRIED UNANIMOUSLY

Clause 2 - Sub-Area 10 - Conceptual
Land Use Plan and Water-Edge Treatment

MOVED by Ald. Hardwick,
THAT consideration of this clause be deferred to the next meeting of Council on September 11, 1973.

- CARRIED UNANIMOUSLY

cont'd

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

N. Report of the Special Committee
re Granville Street Transit Mall
24 August, 1973

Alderman Massey submitted the following report of the Special Committee re Granville Street Transit Mall:

"On July 24th, 1973 Council approved the terms of reference for the design consultants of the Granville Transit Mall. The first task listed for the consultant was to "Recommend the length of the mall and width and alignment of the transitway with alternatives based on varying widths". Also he was to advise on "design ramifications of mass transit requirements with respect to such matters as width and configurations; number, location, design of bus stops".

Two meetings presided over by the Mayor have been held between the Committee and Mr Vic Parker, Director of Transit for the Bureau of Transit Services and Mr. Brian Sullivan of the same agency to discuss the width of the transit right-of-way on the Granville Mall. In these discussions the Transit Bureau officials forecast 5% - 10% annual growth in transit patronage to 1980 for Downtown Vancouver, substantially up from the 1.5% growth that occurred between 1960 - 1970.*

Transit Bureau officials and city officials agreed that a two-lane transitway 24 feet in width would be satisfactory even for 10% projected growth in ridership until around 1976. Transit Bureau officials, however, believe that in the period between 1976 and 1980 (1980 being the year when underground Light Rapid Transit could be available), two lanes will be inadequate and four lanes will be required on Granville Street exclusively for transit. After 1980, when it is hoped LRT will be in operation, only two lanes on Granville will be required again.

The rate of transit growth will depend on a number of factors including what transit facilities are provided and what restrictions are placed on cars; thus, any growth is theoretically possible. Your Committee feels that a growth rate of about 5% per year till 1980 is more compatible with the concept of a pedestrian oriented mall. Since only five lanes are available now on Granville Street, your Committee feels that using four of these for transit does not leave enough space to permit a successful pedestrian mall. Any more than two lanes exclusively for transit will be detrimental to the pedestrian character of the street. If transit growth pressures exceed this capacity adjacent streets can take some spreading of transit services until LRT is available. This will cause additional congestion on these adjacent streets for a while, but if the more moderate 5% growth occurs this period may be as short as one or two years.

As a variation on the basic two-lane transitway configuration, the need for widenings at bus stops and at turns was explored. Your Committee has concluded that:

- a) Widenings at bus stops are unacceptable because they would take up an unreasonably large portion of the area otherwise provided for pedestrians, while providing little transit capacity increase.
- b) Widenings for turns will be required at Smithe Street, and in the future at Pender Street for smooth transit operation throughout the mall.

cont'd

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee
re Granville Street Transit Mall
24 August, 1973 (continued)

The Committee realises that the objective to pedestrianize Granville Street is to some extent in conflict with the objective to increase transit riding. It is a trade-off between environmental amenities for people on the street and accessibility of Granville Street to buses. Your Committee having carefully studied the Nicollet Mall in Minneapolis as well as the situation on Granville Street has concluded that permitting two lanes for transit on the Mall is already a major compromise.

The Committee therefore recommends that the transitway for the length of the mall be limited to two lanes (24 feet) with a widening only for turns at Smithe and provision for a future widening for turns at Pender Street. The terms of reference should be amended accordingly.

Contingency Fund. Although Council on July 24th approved a consultants fee of \$10,000, no fund has been established to handle the miscellaneous costs to the Committee that have been arising in the course of planning the mall. Some staff overtime has already been required and a pedestrian study undertaken. The Committee recommends that a budget of \$5,000 be established out of the unallocated 1973 Supplemental Capital Budget for contingency items. Expenditures would be approved only on resolution of the Granville Street Transit Mall Committee. The Director of Finance advises that funds are available in the unallocated portion of the 1973 Supplemental Capital Budget.

The Committee RECOMMENDS:

1. That the terms of reference approved by Council on July 24th, 1973 be amended by deleting item 1 "Recommend the length of the mall and the width and alignment of the transitway with alternatives based on varying widths" and substituting the following:
 1. "Recommend the length of the mall and the alignment based on a transitway which shall be 24' in width with a widening only for turns at Smithe and provision for a future widening for turns at Pender Street".
2. That a fund in the amount of \$5,000 for miscellaneous contingency items incidental to the planning of the mall be established out of the unallocated 1973 Supplemental Capital Budget. Expenditures to be authorised on resolution of the Granville Street Transit Mall Committee."

Alderman Massey advised that Recommendation 1 is concurred in by the City Engineering Department.

MOVED by Ald. Massey,
THAT Recommendation 1 in this report be approved.

- CARRIED UNANIMOUSLY

After due consideration of Recommendation 2 in the report, it was

MOVED by Ald. Massey,
THAT the necessary overtime by the normal City procedures be authorised.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee
re Granville Street Transit Mall
August 24, 1973 (continued)

MOVED by Ald. Volrich,

THAT interim funds of \$1,000 be approved for miscellaneous contingency items incidental to the planning of the mall, the disbursements therefrom to be jointly on the approval of the City Engineer and the Committee, and further

THAT the Chairman be requested to submit a budget to Council in the near future in respect of further requests for funds for matters relating to the planning of the mall.

- CARRIED

(Alderman Rankin voted against the motion)

O. Report of the Special Committee
on the Provincial Courts Building
August 24, 1973

The Special Committee on the Provincial Courts Building submitted the following report, dated August 24, 1973:

"While examining the detailed drawings for construction of the New Provincial Courts Building it was drawn to the attention of your Committee that space had been allocated for Court Recorders on the Second, Third and Fifth Floors.

A submission has been received from the Court Recorder Staff, supported by the Court Administrator as Department Head, the City Prosecutor and the Business Agent, M.R.E.U., to the effect that such an arrangement has many disadvantages and that the Court Recorders should all be housed in one area.

The advantages of a single location are said to be:

1. Better supervision of staff is possible.
2. To make the best use of staff available when faced with the problem of unscheduled preliminary hearings and to keep the work load of each recorder as even as is possible, last minute changes and exchanges of recorders must be made. This is better done where the staff is in one location. It is not easy to correlate the functions of physically separated areas and we have the experience between 312 and 475 Main Street to point this up.
3. Even fully qualified Court Recorders with considerable experience require help with difficult phrases and poorly recorded tapes (not always the fault of the recorder). When this occurs, since the matter cannot be resolved on the telephone, much time would be wasted by the available supervisor having to move from floor to floor to give such assistance.
4. The replacement of recording units in the office or the courtrooms when breakdowns occur (which is fairly regular) can be more easily accomplished when those units out of court are concentrated in one place.
5. The ready availability of stationery supplies and of log books (prepared in Court as an index to each tape) and tapes in a single location will expedite the work.
6. Log books and tapes which are used regularly by members of the staff are also required to prepare estimates on transcript costs. Much time could be lost if these were located in widely separated areas.

cont'd

Regular Council, August 28, 197336

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee
on the Provincial Courts Building
August 24, 1973 (continued)

7. Judges, Prosecutors and other members of the Bar regularly listen to tapes. If tapes were in different locations, delays would occur and valuable professional time would be wasted.

8. The demands on the Recorder Section consist of peaks and valleys which cannot be predicted. The request for an immediate expedited day-to-day transcript for example, can strain the capabilities of the section. To accommodate such requests without undue problems a unified centralized staff location is best.

9. Experience with staffing for Courts at 312 and 475 Main Street has proved that staff holidays, absenteeism due to illness, etc., will create problems in rearrangement of remaining staff in three locations.

Your Committee requested the architects to review the plans and, if possible, make changes which would provide accommodation for the Court Recorders in one location.

The architects now recommend the following changes:

3rd Floor: Move one Court Room and take up some
Waiting Room space: this will give sufficient room
to house all Court Recorders in one location.

Estimated cost of changes including architects' fees -
approximately \$38,000.00.

The space on the second floor has been re-allocated for use of the Federal Department of Justice Staff (not previously allowed for) and the space on the fifth floor remains unallocated.

Your Committee has been advised that the Federal Department of Justice has received approval to lease the space allocated. We therefore recommend that the Supervisor of Property and Insurance be authorized to contact the Department of Public Works to review leasing arrangements and submit a recommendation to City Council.

SUMMARY

Your Committee recommends that:

1. Changes in space allocation as submitted by the architect be approved, to locate all Court Recorders on the third floor of the New Provincial Courts Building at an estimated cost of approximately \$38,000.00.

2. The Supervisor of Property be authorized to review leasing arrangements for the space allocated to the Federal Department of Justice and to make recommendations to City Council.

3. In accordance with the advice of the Director of Finance the estimated funds required (\$38,000.00) be provided from the unallocated 1973 Supplementary Capital Funds.

MOVED by Ald. Rankin,

THAT the foregoing Committee's recommendations be
approved.

- CARRIED UNANIMOUSLY

cont'd

Regular Council, August 28, 1973 37

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

P. Report of the Special Committee
re Illegal Suites, August 24, 1973

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of August 24, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Mr. & Mrs. Saitoku Watanabe (tenants), 1323 West 71st Ave.
Edwin Steinke (owner), 735 East 58th Avenue
Mrs. Mary J. DeGuerre (tenant), #6 - 6128 Chester Street
Mary Sujich (tenant), #8 - 6128 Chester Street
Annie Hill (tenant), #7 - 6128 Chester Street
Mrs. Stephenie Gianis (tenant), 8031 Hudson Street
Audrie Robinson (tenant), 2445 West 8th Avenue
Rose Marie Poznikoff (tenant), 2210 Victoria Drive
Hom Fook Kai (owner), 200 East 22nd Avenue
William G. Crisp (tenant), 2727 West 36th Avenue
Jack Currie (tenant), 1331 West 71st Avenue
Peggy Weisbeck (tenant), 2717 Franklin Street
A. J. Munro (tenant), 2150 East Pender Street
Edith R. Harper (tenant), #6 - 2150 East Pender Street

- (b) the following applications be approved for one year from the date of this Resolution:

Patricia Lotoski (tenant), 3593 West 39th Avenue
Mr. & Mrs. Sawarn Mattu (owner), 1325 East 64th Avenue
Merle Bottaro (tenant), 2889 Highbury Street
Eric Csapo (tenant), 2889 Highbury Street
Glenn Rendell (tenant), 787 East 53rd Avenue
Sam Carson (tenant), 866 West 61st Avenue
Alan Tso (tenant), 866 West 61st Avenue
Sam Stephen (tenant), 866 West 61st Avenue

- (c) the following application be approved for six months from the date of this Resolution:

Jeff Barker & Betty Schinz (tenants), 3656 Point Grey Road

- (d) the following application be not approved:

Johal S. Singh (owner), 7749 Fraser Street

- (e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,

THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated August 24, 1973, and containing clauses (a) to (e) inclusive, be approved.

- CARRIED UNANIMOUSLY

Q. Legal Fee: Major
Matthews' Collection

The Corporation Counsel advised orally that Major Matthews' executors and solicitors are requesting the City and the Province to share a \$1,000 legal fee in connection with the settling of the division of Major Matthews' collection between the City and the Province.

cont'd

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Legal Fee: Major Matthews'
Collection (continued)

MOVED by Ald. Rankin,

THAT the Council approve the payment of \$500 as its share of the legal fees, in view of the fact that the City has received valuable archival material, however, this approval be subject to the Provincial Government paying the remaining \$500 of the legal fees involved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4531,
BEING THE REFUSE BY-LAW. (Revised
Rate Schedule)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

2. BY-LAW TO AMEND BY-LAW NO. 4702,
BEING THE BUILDING BY-LAW.
(Provisions for the Handicapped)

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

cont'd

BY-LAWS (cont'd)3. BY-LAW TO CREATE A BOARD TO BE
KNOWN AS THE 'URBAN DESIGN PANEL'.

MOVED by Ald. Massey,

SECONDED by Ald. Hardwick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Massey,

SECONDED by Ald. Hardwick,

THAT Schedule "A" to this By-law be amended to read as follows:

Part 3, Schedule "A"

3. The Panel's review shall be extended to include all civic works, such as bridges, roadworks, parks, beautification projects, transit systems, civic buildings, and design competitions prior to both the issuance of competition requirements and the subsequent awarding of contracts and to give impartial professional advice directly at the appropriate level and at the appropriate time on any proposal or policy affecting the community's physical environment.

Part 4, Schedule "A"

The Panel shall have the right to review those projects submitted to it by Council and have the right to select additional projects.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,

SECONDED by Ald. Hardwick,

THAT the By-law as amended be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS1. Amendment to the Zoning
and Development By-law

MOVED by Ald. Massey,

SECONDED by Ald. Hardwick,

THAT the Director of Planning make application to amend the Zoning and Development by-law to delete the reference to the Design Panel and that the draft by-law be referred direct to a Public Hearing together with the reports of the Vancouver City Planning Commission and the Technical Planning Board.

- CARRIED UNANIMOUSLY

cont'd

MOTIONS (cont'd)

At this point the Chairman directed that the following items of business on the Council Agenda of this day be deferred for consideration at its next regular meeting on September 11, 1973.

- a) Allocation of Land for Highway Purposes
1555 West 8th Avenue
- b) Store closing Hours including communications in connection therewith.

Council adjourned at approximately 7.00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of August 28, 1973, adopted as amended on September 11, 1973.


MAYOR


DEPUTY CITY CLERK

Board of Administration, August 24, 1973 (WORKS - 1)

WORKS & UTILTIY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Allocation of Funds from Traffic Control Reserve for
Minor Modifications to Existing Traffic Control Signals

"Each year funds are allocated from the Traffic Control Reserve Fund for minor modifications to traffic signal equipment. In August 1972, \$8,500 was allocated from the Traffic Control Reserve Fund for the remainder of that year. At the end of 1972 there was a substantial balance in this account, as some scheduled work was laid over to the early part of 1973. As a result of our continuing minor modifications program, these funds are now depleted. For further signal modifications work planned for the remainder of this year, an estimated amount of \$5,000 will be needed.

It is therefore RECOMMENDED that the sum of \$5,000 be appropriated from the Traffic Control Reserve Fund for these minor modifications and transferred to Account No. 4872/325 - 'Minor Modifications to Existing Traffic Signal Equipment'."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 56-73-2 - Supply of Asphalts -
Liquid and Paving

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above supplies were opened by your Board on July 9, 1973 and referred to the City Engineer and Purchasing Agent for report.

Three bids were received and, based on a total estimated quantity for a one year period, the prices tendered are as follows:

<u>Item No.</u>	<u>Shell Canada</u>	<u>Imperial Oil</u>	<u>Standard Oil</u>
1. MCO & MC2 Grades	\$ 43,400.00	\$43,880.00	No Bid
2. RS1 & RS2K Emulsions	No Bid	No Bid	\$18,407.50
3. 85/100 Grade	No Bid	109,200.00	No Bid

The 5% Provincial Sales Tax is in addition to all prices shown in this report.

Funds for all purchases are provided in the Revenue Budget.

GENERAL INFORMATION

Only Imperial Oil complied with the condition that "Prices remain firm for a one year period."

Board of Administration, August 24, 1973 (WORKS - 2)

Clause 2 cont'd

Item 1. - MCO & MC2 Grades of Asphalt

Shell Canada offered the low bid @ .217 gal. Comparing this price to the firm bid of \$.2194 offered by Imperial Oil, there is a difference of .0024 a gallon or \$480.00 per year.

These products are presently at a premium and prices have increased approximately 27% over the past year. We believe it is to the City's advantage to accept the firm bid offered by Imperial Oil.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Imperial Oil Enterprises Ltd.

Item 1. - MCO & MC2 Grades - The firm bid at a total estimated price of \$43,880.00

Item 3. - 85/100 Grade - The only bid received, at a total estimated price of \$109,200.00.

Standard Oil Co. of British Columbia Ltd.

Item 2. - RSL & RS2K Emulsions- The only bid received, at a total estimated price of \$18,407.50.

All awards to be for a 12 month period. "

Your Board RECOMMENDS approval of the recommendation of the Purchasing Agent and the City Engineer.

3. Tender No. 39-73-1 - Trucks

Tenders for the above were opened by your Board on 28 May, 1973, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Bid Numbers refer to the relative position of the bids in ascending order of price.

Funds for these purchases are provided from the Truck Plant Replacement Fund.

Item No.13 - 32,000 G.V.W. Conventional Cab & Chassis

Three bids were received.

The optional price for propane conversion was requested in order to evaluate the economics of propane now that the road tax on propane has been reduced. The cost of an engine conversion from the recommended bidder is \$433.97. The expected fuel cost saving is 3¢ per gallon (including fueling facilities) and these trucks will require 2,500 gallons per year each. The fuel cost savings of \$75.00 per year will offset the extra cost of the propane option over the life of the truck. However, additional benefits can be expected from using propane fuel as listed below.

- (1) Added engine life as propane does not create as many engine deposits as gasoline.
- (2) Reduced maintenance as propane converted engines do not require emission control devices due to the clean burning nature of the fuel.

Board of Administration, August 24, 1973 (WORKS - 3)

Clause 3 cont'd

We RECOMMEND acceptance of the low bid (Bid No.1) from Musgrove Ford for fourteen (14) Ford Model LN800 Conventional Cabs & Chassis c/w propane converted engine at a total cost of \$144,927.58 (10 including F.S.T. at \$10,175.76 plus 4 excluding F.S.T. at \$9,273.60 plus \$433.97 each for optional propane conversion).

The 5% Provincial Sales Tax is included in all prices shown in the report and in the tabulation."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

4. Drainage Ditch At Landfill Site

The City Engineer reports as follows:

"The owner of a parcel of land adjoining the South boundary of the City's Sanitary Landfill Site in Delta has advised the Corporation of Delta and the City of Vancouver that drainage from the filled area drains to a ditch on his property. He claims this contributes to flooding and renders the land useless for farming. The portion of the land which floods during periods of prolonged rainfall is below the high water level of the main runoff ditches and is therefore subject to periodic flooding.

The ditch on the private property referred to was built during the 1930's as part of a general drainage scheme for a portion of Burn's Bog. The owner has stated that he expects the City to provide a ditch on its own property to drain the filled area rather than use the drainage ditch on his property.

The provision of another ditch may not eliminate the flooding problem but in order to avoid future conflict it is proposed that a ditch be provided on the City property. In addition, the Corporation of Delta has requested the City to enlarge the present ditches on the Western and Northern perimeter of the filled area. The estimated cost of the above work is \$19,500.

The Director of Finance advises that sufficient funds can be provided from Contingency Reserves.

The City Engineer RECOMMENDS that \$19,500 be allocated from Contingency Reserves to provide funds to construct a drainage ditch at the City of Vancouver Sanitary Landfill."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

5. Georgia Viaduct Replacement - Contract No. 3, Landscape and Site Development

The City Engineer reports as follows:

"On September 26, 1972, Council received a report of the Board of Administration dated September 22, 1972 concerning Contract No. 3 - Landscape and Site Development of the Georgia Viaduct Replacement.

Board of Administration, August 24, 1973 (WORKS - 4)

Clause 5 cont'd

Because of the delay in acquisition of the area occupied by the Union Laundry (necessary to complete the landscaping contract) this report suggested that Contract No. 3 be separated into two stages in order that part of the contract could be accepted as completed, and hold-back monies released. A portion of the hold-back money, in the amount of \$1,118.59 was to be still retained until the total contract was completed. Council concurred with this suggestion.

Acquisition of the area occupied by the Laundry is still experiencing delay, due to delays by the Owner's contractor in providing new accommodation. Present indications are that vacant possession of the site should be achieved late this year. In the meantime however, the landscaping contractor (Jeckway Landscaping

Ltd.) is requesting release of the \$1,118.59, still retained by the City although nearly a year has passed since the completion and acceptance of Stage 1. The Contractor is not, in any way, responsible for the delay in acquiring the Union Laundry property and it is not equitable therefore to withhold this payment any longer.

In accordance with the terms of his contract with the City, Jeckway Landscaping Ltd. has provided a Performance Bond in the amount of 50% of the total contract price. This Bond is still retained by the City as surety for completion of the contract. It is reasonable therefore, to release this hold-back money as requested by the contractor.

Your Board RECOMMENDS release of the \$1,118.59.

6. Local Improvement on the Initiative Kerrisdale Beautification - Surface Project

The Deputy City Engineer reports as follows:

"As one part of the program for the beautification of the Kerrisdale Shopping Area, Council on 31 July, 1973, authorized the City Engineer to advance the following project as a local improvement on the initiative.

This is the formal report required under the Local Improvement Procedure By-law to advance this project to a Court of Revision and subsequently to Council for final approval.

FIRST STEP

It is advisable to carry out that part of the Kerrisdale Beautification on 41st Avenue between West Boulevard and Yew Street, referred to herein as the Surface Project and comprising brick sidewalks, street furniture, etc., as a Local Improvement on the 'Initiative Principle'.

The City's share of the cost of this project and of the work in the intersection of 41st Avenue with East and West Boulevards, to be undertaken at the same time, is available in budgeted Beautification Capital funds."

SECOND STEP

The Director of Finance submits the following report on the financial arrangements.

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's report dated 21 August, 1973.

The estimated total cost of this project and of the other work is \$192,607 of which the City's share is \$93,023.

I have to report that the necessary financial arrangements can be made to carry out this work."

Board of Administration, August 24, 1973 (WORKS - 5)

Clause 6 cont'd

Your Board has decided that it is desirable to undertake the project referred to and RECOMMENDS that:

1. The reports of the Deputy City Engineer and Director of Finance be adopted, together with the Detailed Second Step report on file in the City Clerk's Office.
2. The Court of Revision for this project be held at 7:30 P.M. on October 30, 1973.

INFORMATION

7. Construction of Major Sewer Jointly
By City and Regional District Forces

The City Engineer reports as follows:

"A major storm sewer is being constructed on Terminal Avenue, as required by the agreement recently finalized between the City and the CNR. The City has not built large sewers of this type recently and, after consultation with the engineering staff of the Greater Vancouver Regional District, we concluded that the sewer could be built most economically by using both City and Regional District forces.

City forces are precasting slabs for the sewer, and moving them to the site where Regional District forces will install them.

Under normal circumstances, either City forces would construct the sewer or tenders would be called for construction by contract. Since this project is being constructed jointly by City and Regional District forces, our normal contract is not applicable. Accordingly, our procedure in this case is being reported to Council for INFORMATION."

Your Board submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 354-5

Board of Administration, August 24, 1973 (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Request for Extension of Time:
Participation in Trial of New Vaccine

The Medical Health Officer reports as follows:

"On December 5, 1972 the City Council approved a report of the Board of Administration Social Service and Health Matters dated December 1, 1972 authorizing the Health Department to participate in a trial of a new vaccine.

This project financed in total (\$11,935.00) by the Connaught Medical Research Laboratories was scheduled to run from January 1 - June 30, 1973. However, due to unforeseen difficulties the start of the program was delayed two months and as a result was expected to be completed by August 31, 1973. Again, due to circumstances beyond our control further delays have been encountered with the result that it is necessary to extend the completion date to March 31, 1974.

The Connaught Medical Research Laboratories have agreed in writing to accept the additional expenses necessary to complete the project. A summary of the revised estimates accepted by the Laboratories is as follows:

	<u>1973</u>	<u>1974</u>	<u>Total</u>
Salaries (3356/501)	\$ 8,985.00	\$ 3,227.00	\$ 12,212.00
Fringe Benefits (3356/505)	890.00	310.00	1,200.00
Travel (3356/507)	630.00	300.00	930.00
Supplies and Materials (3356/510)	581.00	350.00	931.00
Administrative Services (3356/512)	1,108.00	419.00	1,527.00
<u>TOTAL</u>	<u>\$12,194.00</u>	<u>\$ 4,606.00</u>	<u>\$ 16,800.00</u>

It is recommended that approval be given to extend the participation by the Health Department until March 31, 1974, on the understanding that all expenses are fully recoverable from the Connaught Medical Laboratories Limited."

Your Board RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 355

A-7

Board of Administration, August 24, 1973 (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION1. Quarterly Review of Revenues and Expenditures as at June 30, 1973

The Director of Finance reports as follows:

"In accordance with Council instructions, the following review of Revenues and Expenditures as at June 30, 1973 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates and where significant variations between estimates and actual, as projected to year-end, are indicated, budget appropriations are adjusted accordingly. The net amount of the revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Revenue VariationsGeneral Tax Levy

The General Tax Levy will be increased by \$23,000 which is the net difference between additions to the tax roll and taxes written off.

Receipts in Lieu of Taxes

Current taxes on property sold by the City was originally estimated at the very conservative amount of \$10,000 in anticipation of new policy restricting property sales. Receipts to date amount to \$29,500 and are now estimated to total \$40,000 by year-end for an increase in revenue of \$30,000 for the year.

Tax Grants - Crown Dominion

Tax grants on Federal properties will be \$43,160 less than estimate due to

- (a) actual assessed values of Federal properties for 1973 were lower than originally estimated
- (b) final accepted assessed values of Federal properties for the years 1971 and 1972 resulted in decreased revenue of \$7,615.

License Fees

License fees were originally estimated at \$1,705,000 for the year. These fees are expected to increase by \$50,000 for a total of \$1,755,000 due mainly to an increased number of licenses issued and anticipated increased revenue from higher dog impounding fees effective August 1st.

Service and Inspection Fees

A revised schedule of fees, effective September 1st and increased building activity are expected to result in higher fee revenue as follows:

	<u>Increase</u>
Building Permits	\$100,000
Electrical Inspections	30,000
Plumbing Fees	<u>25,000</u>
	<u>\$155,000</u>

Projecting Sign Fees

The revenue from projecting sign fees is estimated at \$95,000 for the year, which is an increase of \$28,000 over the original estimate.

cont'd....

Clause No. 1 continued

Miscellaneous Fees and Receipts

Revenue from this source was originally estimated at \$115,000 for the year. Based on collections to date, revenues are expected to exceed estimate by \$33,000.

Interest on Temporary Investments

Interest earned on temporary investments was originally estimated on the basis of interest rates in effect at the beginning of the year. Since that time, short-term investment rates have risen substantially and are expected to produce additional investment income of \$450,000 for a total of \$2,000,000 for the year.

Metered Water Revenue

Due to dryer than normal weather conditions in the spring and early summer and an increased number of metered services, water revenue is expected to exceed the estimate by \$150,000 this year. This additional revenue will increase the estimated 1973 profit from the waterworks operation from \$292,912 to \$442,912. In accordance with Council resolution of December 15, 1970 the net profits from waterworks operations are transferred to the Water Rates Stabilization Reserve.

Expenditure Variations

Municipal Share of Social Welfare Costs

When the 1973 Revenue Budget Estimates were prepared, the Municipal share of social welfare costs was calculated on the basis of estimated per capita rates and amounted to \$5,106,250 as follows:

Jan. 1 to May 31, 1973 - 426,256 @ \$.96 per capita for 5 mths	\$2,046,030
June 1 to Dec.31, 1973 - 426,256 @ \$1.20 " " " 7 "	<u>3,580,550</u>
	5,626,580
Less: Credit re overcharge in previous year (rounded)	<u>520,330</u>
Original Budget Estimate	<u>\$5,106,250</u>

We have been advised by the Provincial Department of Human Resources that the effective date for the per capita rate increase from 96¢ to \$1.20 is April 1, 1973 instead of June 1st as originally calculated. The increased Municipal share of social welfare costs will therefore amount to 426,256 @ 24¢ per capita for 2 months = \$204,600.

Welfare and Rehabilitation Department

As a result of the change in social allowance rates, effective June 1st this year, the welfare staff were required to work a considerable amount of overtime up-dating their records. These overtime costs which are expected to amount to \$34,000 are shareable 50% under the Canada Assistance Plan and the Provincial Government has agreed to share 25% of this cost.

The overtime appropriation in the budget of the Welfare and Rehabilitation Department will have to be increased by a net \$8,500 to cover the City's 25% share of these overtime costs.

City Clerk's Department

The 1973 Budget Estimates of the City Clerk showed an amount of \$31 instead of \$4,031 for Voters' List Staff - Fringe Benefits in error. This budget appropriation should therefore be increased by \$4,000.

In addition to the foregoing variations, there are a number of accounts where minor over and under expenditures will occur. The accounts are adjusted by transfer of appropriation within the departmental budget, if significant.

Board of Administration, August 24, 1973 (FINANCE - 3)

Clause No. 1 continued

Transfers of Appropriation in Excess of \$500

The following departmental transfers of appropriation, made by Board of Administration Authorization Minute, are reported to Council for information.

(1) Planning

To: 7342/605 - Furnishings \$1,000
From: 7340/509 - Printing 1,000

To provide funds for purchase of furniture for False Creek team.

(2) Planning

To: 7323/415 - Additional Staff Costs - Eng. Dept. \$900
From: 7305/1 - Salaries 900

To provide overtime funds for overtime incurred by the Engineering Department on Beautification Projects.

(3) Planning

To: 7323/417 - Consultant Fees - Architectural/Historical \$527
From: 7305/1 - Salaries 527

To provide funds to finalize account re consultant to the Beautification Section - Architectural Survey and Evaluation, Gastown and Chinatown.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

- (a) The 1973 Revenue and Expenditure appropriations be adjusted as follows:

	<u>Appropriations</u>	
	<u>Increase</u>	<u>Decrease</u>
<u>Revenues</u>	\$	\$
General Tax Levy	23,000	
Receipts in Lieu of Taxes	30,000	
Tax Grants - Crown Dominion		43,160
License Fees	50,000	
Service and Inspection Fees	155,000	
Projecting Sign Fees	28,000	
Miscellaneous Fees and Receipts	33,000	
Interest on Temporary Investments	450,000	
Metered Water Revenue	150,000	
	<u>919,000</u>	<u>43,160</u>
Net Revenue Increase	<u>\$875,840</u>	
<u>Expenditures</u>		
Municipal Share of Social Welfare Costs	204,600	
Welfare Department - Overtime (net)	8,500	
City Clerk's Department - Error Corrected	4,000	
Transfer to Water Rates Stabilization Reserve	150,000	
Expenditure Increase	<u>\$367,100</u>	
<u>Excess of Revenue Increase Over Expenditure</u>		
<u>Increase</u>	<u>\$508,740</u>	

- (b) The excess of revenue increase over expenditure increase which is estimated at \$508,740 for the year be transferred to the Current Surplus on Revenue Account. "

Your Board concurs with the recommendations of the Director of Finance and RECOMMENDS approval.

Board of Administration, August 24, 1973 (FINANCE - 4)

2. Non-Union Casual 1973 Wage Rates:
Board of Parks & Public Recreation

The Director of Personnel Services reports as follows:

"At the May 14, 1973 meeting, the Board of Parks and Public Recreation approved the 1973 Schedule of wage rates for their Non-Union Casual Employees, as prepared by the Parks Board Controller, the new rates to be effective January 1, 1973.

For most classifications, the schedule incorporates the 8 percent increase for 1973 granted to the unionized Inside and Outside employees. Exceptions to this are noted on the schedule which follows.

Council, on October 3, 1972 (in Camera), adopted the 1972 Non-Union Casual wage schedule. On December 13, 1972, the Board of Administration approved an adjustment of several of the Non-Union Casual 1972 wage rates due to a revision of the Minimum Wage Act. Several categories have not been increased since 1970.

I have reviewed the proposed schedule and recommend that Council approve it effective January 1, 1973. It is noted that further adjustments will be required on December 3, 1973, when the Minimum Wage will be revised to \$1.85 per hour for employees 17 years of age and under, and to \$2.25 per hour for employees 18 years of age and over.

PROPOSED NON-UNION CASUAL WAGE RATES 1973

EFFECTIVE JANUARY 1, 1973

A. HOURLY PAID STAFF

Buildings, Cleanup, etc.

Custodian Cleanup, Zoo Rangers	\$ 2.900
Paper Pickers, Watchmen.....	2.715
Building Attendant I.....	3.080
Building Attendant II.....	3.295
Building Maid.....	2.255

Income Operations

Stock Room Driver I.....	3.530
Stock Room Driver II.....	3.710

Beaches and Pools

Bathhouse Attendant.....	2.520
Filter and Pool Attendant.....	2.460

HOURLY PAID STAFF WITH INCREMENT CHANGES

Income Operations

	<u>Step I</u>	<u>Step 2</u>	<u>Step 3</u>
Children's Zoo & Pony Att. - under 18.....			1.60
" " " " " - 18 and over..			2.000

Beaches and Pools

Cashier Attendant	2.000	2.050	2.155
-------------------	-------	-------	-------

Recreation Staff

Community Centre Worker II.....		2.00	2.25
Community Centre Worker III*	2.50	2.75	3.00
Community Centre Worker IV*	3.50	4.00	4.50
Community Centre Worker V*	5.00	5.50	6.00
Playground Leader I.....	2.000	2.06	2.16
Playground Leader II.....	2.450	2.565	2.685

B. WEEKLY, BI-WEEKLY OR MONTHLY PAID STAFF (Monthly Rate Shown)

Supervisor (Ponies & Children's Zoo).....	\$463
Manager (Golf Clubhouses).....	163
Resident Caretaker Marina (44 hr. wk.).....	265
Resident Caretaker Picnic Areas (May holiday to Sept. holiday)**.....	70
Gun Loader.....	59
Lockup (English Bay Bathhouse)**.....	30
Night Pool Patrol.....	153
Wading Pool Service.....	59

cont'd....

Clause No. 2 continued

	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>
Playground Driver (per Mo.)	432	453	471	494	515
* No change from 1970 rates					
** Flat increase of \$5.00 per month					

The Comptroller of Accounts reports that where necessary, the increased wage costs will be provided from Income Operations or are available within the Departmental budget."

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

CONSIDERATION

3. Luncheon: Senior Ladies' Provincial Curling Championships

The City Clerk reports as follows:

"A letter has been received from the Committee for Senior Ladies' Provincial Curling Championships, advising that Vancouver will be hosting the Provincial Curling Championships in February 1974. The Committee is requesting the City provide a luncheon for the ladies and the delegates - cost not to exceed \$200.

Your Board notes that Vancouver City Council has dealt with similar requests in the past as follows:

April/71	International Realtors - Reception	No action
April/71	French Swim Team - Lunch or Dinner	No action
June/72	H.M.C.S. Uganda Reunion Cttee. - Banquet or expenses for reunion	No action"

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

4. Request for Grant Equal to Local Improvement Taxes: Vancouver College

The Director of Finance reports as follows:

"A communication has been received from Vancouver College dated July 10th requesting consideration for a grant equal to local improvement taxes, specifically street lighting - \$2,984, over ten years. The College puts forward the following points in support of their request:

1. In original instance, Vancouver College opposed new street lighting on grounds that existing older type lamps were adequate
2. As a day school, Vancouver College does not materially benefit from new installation, but rather for convenience of surrounding residences and firehall.
3. Public schools are exempt from Local Improvement Tax. Vancouver College's function is to provide education. Should not be burdened with taxation to increase monetary problems, any more than public schools.
4. Vancouver College Gym used extensively by Public Schools, Police Department - without rental fee - for basketball, etc. Vancouver College campus used extensively by public, without charge, as local playground, also tennis courts.

cont'd....

Board of Administration, August 24, 1973 (FINANCE - 6)

Clause No. 4 continued

5. Vancouver College is a non-profit organization providing a desired alternative source of education for those not desiring to use Public Schools. Enrollment is non-restrictive as to race, colour or religion.
6. Vancouver College is currently in financial difficulty, and an intense fund raising program is presently being conducted, amongst alumni only.
7. Vancouver College has been in existence in Vancouver since 1922, and provides educational facilities for 850 students. Increased costs could well be the straw which will force the school to close, necessitating Vancouver School Board to accommodate an additional 850 students.

The following information is forwarded to City Council for their information while considering this request for a grant:

1. The local improvement taxes were levied against this property in accordance with the City Charter provisions regarding local improvements, section 504 (1) which reads "every parcel of real property which is exempt from real property taxation under part XX, except Crown lands and real properties vested in the City or the Board of School Trustees School District No. 39 (Vancouver) shall nevertheless be liable to be specially assessed and to be taxed under this part."

It is noted that the Vancouver College was notified of this by letter of June 28, 1973.

2. Examples of properties which are exempt from real property taxation under Section 396 of the City Charter and are not exempt from local improvement taxes (per section 504(1) City Charter):
 - (a) incorporated charitable institutions
 - (b) incorporated institutions of learning
 - (c) hospitals receiving aid under the Hospitals' Act
 - (d) religious organizations.

Vancouver College is exempt under (b) - incorporated institutions of learning.

3. The annual levy for local improvement tax for the property held by the College is as follows:

Street lighting (1973-1982)	\$298.43
Community Centre (1969-1988)	35.26
	<u>\$333.69</u>

Therefore the immediate cost facing the College is \$333.69 per annum.

4. City Council on August 14, 1973 confirmed the policy of making grants based on demonstrated financial need rather than on the basis that an organization is required to pay taxes.

It is noted that the College requests an opportunity to appear as a delegation on behalf of this grant request.

Recommended that Vancouver College be advised City Council policy is that grants made by City Council are based on demonstrated financial need rather than on the requirements to pay taxes."

Your Board submits the foregoing report of the Director of Finance for the CONSIDERATION of Council.

Board of Administration, August 24, 1973 (FINANCE - 7)

5. Police Pipe Band: Grant

The City Clerk reports as follows:

"Council on June 19, 1973 considered a request from the Board of Police Commissioners that:

- (a) the Police Pipe Band be authorized to attend the Waimea Highland Games in Hawaii, October 5 & 6, 1973;
- (b) the City make a grant towards the expenses involved.

At that time, Council MOVED, 'that the Police Pipe Band be authorized to attend the Waimea Highland Games in Hawaii, October 5 & 6, at no cost to the City.'

On July 26, 1973, the Board of Police Commissioners passed the following motion:

'THAT City Council be requested to consider authorizing the transfer of \$500.00 from Account 6501/3 Clerical Salaries to Account 6551/811 Police Pipe Band, so this amount can be used to provide financial assistance to the Band in connection with their attendance at the Waimea Highland Games to be held in Hawaii, October 5th and 6th, 1973.'

The Director of Finance advises requests of this nature are normally referred to Council for approval. "

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

INFORMATION

6. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

Fire Hose 1½", 2½", 3½"	De-icing salt
Mobile Radio Equipment	Radio Equipment
Three-cubic-yard sweepers	Envelopes
Police Motorcycles	Lumber
Fire Dept. Work Jackets	Police & Fire Shirts
Carpet	Unassembled Wooden Meter Boxes
Portland Cement	Traffic Barricades
Traffic Signal Equipment	Firemen's & Policemen's Caps
Oxfords & Boots - Police & Fire	Uniforms, Overcoats and Raincoats
Scotchlite Sheeting	Track Mounted Asphalt Paver
Refuse Collection Packer-type Bodies	Roadmarking Paint
Lubricating Oils	20" Sewer Forcemain Pipe
Cast Iron Fittings	Paving Machine Extensions
Retreading and Repairing Tires	Coloured Rags
Cold Weather Coats	

Copies of the details of these tender awards are attached."

Your Board submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

CONSIDERATION

7. 1973 Grey Cup Parade

The City Clerk reports as follows:

"A letter has been received from the Grey Cup Committee in Toronto asking if the City of Vancouver intends to participate in the 1973 Grey Cup Parade to be held in Toronto on November 24, 1973.

A fee schedule enclosed with their letter advises that the charge for floats is \$500.00 and \$300.00 for bands.

For the information of Council, similar requests in the past have been dealt with as follows:

1968	Toronto	No participation.
1969	Montreal	City float not to exceed \$5,500 subject to P.N.E. sharing on a fifty/fifty basis.
1970	Toronto	No participation.
1972	Hamilton	No participation.

Council is reminded that in 1972, City Council extended an invitation to the Canadian Football League to hold the 1974 Grey Cup in Vancouver."

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

8. Request for Financial Assistance re Dominion Challenge Soccer Cup

The City Clerk reports as follows:

"A request has been received from the Vancouver Fire-Fighters Soccer Club that the City Council grant financial assistance in order that they may enter the Dominion Challenge Soccer Cup competition in St. Johns, Newfoundland, September 1 - 3 inclusive.

This competition is sponsored by the Canadian Soccer Football Association and the Federal Government and provision is made for transporation and accommodation for 18 personnel. However, to take care of possible injuries for a period of four games, it is anticipated that some \$2,500 must be raised for additional funds.

Sixteen members of the team belong to the Vancouver Fire Department. The Vancouver team won this competition in 1965 and brought the Dominion Cup to the City.

Council has dealt with similar requests in the past as follows:

July 1972	Police Motorcyle Drill Team	Seattle Seafair Parade	\$200.00 Approved
July 1973	Van. Fire Dept. Band	Penticton Peach Festival	\$350.00 Approved
Sept 1972	Lower Mainland First Aid Champions	First Aid Champ-ionships in London England	Not Approved."

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

(A copy of the letter from the Vancouver Fire-Fighters Soccer Club dated August 20, 1973, is attached for the information of Council)

BOARD OF ADMINISTRATION, AUGUST 24, 1973..... (PROPERTIES.....1)

PROPERTY MATTERS**A-9**RECOMMENDATION

1. NEW LEASE - Lots 8 and 9, Block 95, D.L. 181
Situated: 1090 East Georgia Street

The Supervisor of Property and Insurance reports as follows:

"Lot 8 was acquired by Tax Sale in 1944 and reserved for possible redevelopment-industrial area. The lot is unimproved and vacant at this time.

Lot 9, purchased February 29, 1968, and reserved for future urban renewal development. The lot is improved with a one-storey concrete-block, warehouse type building and has been leased to Mr. D. Langley. (Specialized Engine Services Ltd.) since January 1st, 1972, on a month to month basis, at a rental of \$250.00 per month.

These lots are presently reserved from sale for future consolidation with adjacent properties to create a major industrial site.

Mr. Langley's business is expanding and he has spent approximately \$1,250.00 on improvements and has therefore requested the right to purchase the property from the City. The Director of Planning has considered this request and he advised that in view of the long-range development proposals for this area, he is not prepared to recommend a sale, he is however, prepared to recommend that the property be leased to Mr. Langley for a five year period.

The Supervisor of Property & Insurance has finalized negotiations with Mr. Langley on the following basis:

Term: Five years as of August 1st, 1973;

Rental: \$300.00 per month plus all taxes as if levied;

Repairs: Lessee to be responsible for all repairs excepting those to the roof and structures of the building on Lot 9;

Development: If Lot 8 is utilized, lessee to obtain a development permit;

Miscellaneous: Lessee to keep leased area in a clean and tidy condition.

RECOMMENDATION:

That Lots 8 and 9, Block 95, D.L. 181, be leased to Specialized Engine Services Limited for a five year term commencing August 1st, 1973, subject to the foregoing terms and conditions, and documentation to the satisfaction of Corporation Counsel.

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
926 Cotton Drive Lot C of 23 & 24, Block 23, D.L. 264A	Britannia Community Services Centre	John Bulych	\$485.00	5830/428

Cont'd...2

BOARD OF ADMINISTRATION, AUGUST 24, 1973.....(PROPERTIES - 2)

Clause 2 Continued

3252 S.E. Marine Drive, Lot E ½ of 4, Sub. A of 1-4 & 21-24, Block 10, D.L. 330/331	Replotting (Auth. to demolish, Item 3, P/M May 4/73 R/C May 8/73)	J. Olar	\$549.00	4902/33
1056-58 McLean Dr. Lot 10, Block 26, D.L. 264A	Britannia Community Services Centre	Phil J. Schmidt	\$765.00	5830/428
373 East 8th Ave. Lot 7, Block 41, D.L. 200A	Park Site # 10	Able Demolition & Trucking Contractors Ltd.	\$719.00	4189

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION

3. Subdivision of City-owned Lots
- S/S King Edward Avenue, Between
St. George and Balkan Streets.

The Supervisor of Property and Insurance reports as follows:-

"Lots 4 to 6, Blocks 15 to 17 of Blocks 10 to 13, 22 to 25, District Lots 391 and 392, situated on the South side of King Edward Avenue between St. George and Balkin Streets, were acquired by the City in 1938. Since that time they have been retained by the City for street widening purposes and resubdivision.

The City Engineer has determined his requirements for the South side of this portion of King Edward Avenue, and has released the lots for resubdivision. The survey has been completed in accordance with the Director of Planning's recommendation and it is, therefore,

RECOMMENDED:

That the plan of subdivision of the above-described lots be signed on behalf of the City by the Mayor and the City Clerk, or their deputies, and deposited in the Land Registry Office."

Your Board

Recommends that the foregoing report of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, AUGUST 24 1973.....(PROPERTIES - 3)

4. -- S.W. Corner of Howe and Pacific Streets
Establishment for Road Purposes

The Supervisor of Property and Insurance reports as follows:-

"Lots 1 to 3, Block 122, District Lot 541, situated at the South-West corner of Howe and Pacific Streets, are three of many properties acquired by the City between 1950 and 1952 for the new Granville Street Bridge and its approaches. Lot 1 and a portion of Lot 2 actually form part of Pacific Street, and the southbound bridge approach from Howe Street crosses over all three lots.

Although these lots were purchased for bridge and road purposes, the portions used for road purposes have not been established as such in the Land Registry Office. A plan of subdivision has been prepared by the City Engineer establishing Lot 1 and a portion of Lot 2 for road purposes, and consolidating the balance of Lot 2 with Lot 3 to form one parcel. It is, therefore,

RECOMMENDED:

That the plan of subdivision of Lots 1 to 3, Block 122, District Lot 541 be signed on behalf of the City of Vancouver by the Mayor and the City Clerk, or their deputies, and registered in the Land Registry Office."

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

5. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES
CENTRE SITE -- 1539 Parker Street

The Supervisor of Property & Insurance reports as follows:

"The above property legally described as Lot 18, Block 24, D.L. 264A and known as 1539 Parker Street, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1½ storey frame dwelling with a floor area of approximately 628 sq.ft., erected in 1912 on a site 33' x 122', zoned R.M.3. The dwelling contains 3 rooms on the main floor and 2 rooms upstairs, 5 plumbing fixtures, shingle roof and exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in average condition for age and type.

The total requirement for the Britannia Community Services Centre now involves 77 properties, there being one deletion pending. 1539 Parker Street represents the 66th negotiated settlement.

Following negotiations, the owner has agreed to sell for the sum of \$26,000.00 as of August 31, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The owner does not live on the premises and the occupant will remain as tenant of the City until they find alternate accommodations prior to proposed demolition in April, 1974.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$26,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

BOARD OF ADMINISTRATION, AUGUST 24, 1973.....(PROPERTIES - 4)

6. ACQUISITION FOR S.W. MARINE DRIVE WIDENING
1749 S.W. Marine Drive

The Supervisor of Property and Insurance reports as follows:-

"A portion of Lot 5, Block F, D.L. 317, as shown on the attached plan marginally numbered LD 1400, is required in connection with the widening and improvement of S.W. Marine Drive at this point. This work is to commence at an early date under Local Improvement procedure.

Following negotiations with the owners, they have agreed to convey said portion, which has an area of 2,565 sq. ft., on the following terms:-

(a) Loss of land	\$ 5,150.00
(b) Loss of lawn, trees, etc., and part of blacktop driveway.....	\$ 450.00
	<u>\$ 5,600.00</u>

This settlement is considered to be fair and equitable and is substantiated by an independent appraisal.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the aforesaid strip of land at a total cost of \$5,600.00 as above chargeable to Code 141/2803 - Streets Fund."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

7. NORTH FOOT OF CLARK DRIVE -
EXCHANGE OF CITY PROPERTY

The Board of Administration reports as follows:-

The City of Vancouver owns a 33' strip of land at the north foot of Clark Drive which runs through the NHB Vanterm project. The 33' strip contains two sewers. For the Vanterm project's purposes, relocation of these sewers is required and construction of a new 9'6" diameter sewer. Discussions have been held between officials of the NHB, GVRD and the City of Vancouver, and it has been tentatively agreed that the NHB will construct the new 9'6" diameter sewer at their cost and relocate a smaller sewer. The officials of the GVRD and the City of Vancouver would prefer to retain ownership of the 33' strip, but the NHB are insistent that they must have ownership.

The estimated value of the property is in the order of \$120,000. The estimated cost to construct the 9'6" sewer is \$470,000.

Attached for the information of Council are copies of correspondence between Mayor Phillips and Mr. W.G. Rathie, Member of the NHB. These letters are self-explanatory and if Council is prepared to exchange the property in question, your Board

RECOMMENDS the exchange be on the condition that:

1. the City receive from the NHB an easement in perpetuity from the north foot of Clark Drive to the Harbour Headline which will generally include the aforementioned 33' strip, the terms of the easement to be to the satisfaction of the Corporation Counsel.

Cont'd...../5

BOARD OF ADMINISTRATION, AUGUST 24, 1973.....(PROPERTIES - 5)

Clause 7 Continued

2. the NHB construct at their cost and to GVS, and DD design and standards and under GVS and DD inspection, a 9'6" Boston Horse-shoe or equivalent storm drainage facility, approximately as shown on plan QD 35, to replace the drainage ditch currently carrying storm water from the City of Vancouver and relocate the end of the existing 6' diameter sewer.

FOR COUNCIL ACTION SEE PAGE(S) 357

Department Report, August 24, 1973 (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Policy For Lighting Lanes

The City Engineer reports as follows:

"On May 29th, 1973 Council approved the report of the Standing Committee on Social Services, recommending that the lighting in the lanes in the Gastown and Chinatown areas be improved. The report recommended that the City Engineer change the lamps in the existing lights from 200 to 500 watts and report back to the Standing Committee on the cost of erecting additional temporary lights in the lanes, 30 ft. in from the intersections. The larger lamps were installed in the existing fixtures, as directed, on June 1st, 1973.

Since the program for lighting lanes throughout the City has been under study for some time, it is suggested that rather than dealing with the Gastown-Chinatown problem separately, an overall policy for lane lighting should be established at this time.

A. Need for Lane Lights

There is a need for lane lighting in many areas in the City to provide a means of deterring crime and facilitating the detection of crime. Some major cities in the United States have reported that significant reductions in crime have resulted from their lane lighting programs. In Chicago where an extensive lane lighting program was undertaken, the police crime reports show that crimes in lanes dropped by 16.9% in 1967 (the year after the lane lights were installed) while at the same time the criminal activity in the City increased by 11.4%. In 1968 they reported a 30.4% decrease in the lane crimes compared to 1966. These reductions are considered to be directly attributable to the lane lighting program.

At the meeting of the Standing Committee on Social Services a member of the Vancouver Police Department described how poorly lighted lanes were used by criminals to attack and rob their victims and explained the difficulties that the police have in detecting and apprehending criminals in the dark lanes. The Chief Constable recommends that lighting be improved in lanes where there is a record of high criminal activity as a means of reducing these crimes.

B. Existing Lane Lighting

In downtown lanes, there are at present 69 lights of an obsolete design which are mounted on B.C. Hydro poles which are paid for by the City-at-large. These lights are inadequate and should be replaced. In addition, at four locations where owners have individually agreed to bear the full cost, lights have been installed on a lease basis by the B.C. Hydro. These are in residential lanes where there has been considerable theft and vandalism.

C. Proposed Lane Lighting

Through discussions with B.C. Hydro, the Department has obtained approval to attach lights to Hydro poles and a "contact fee" has been set in the Hydro tariff which makes the use of City-owned lights less costly than leasing lights from the Hydro.

To provide the minimum recommended levels and uniformity of illumination it is proposed to install lights spaced approximately 100 ft. apart in business, commercial and multiple-dwelling areas, and approximately 200 ft. apart in residential lanes.

Cont'd . . .

Clause 1 cont'd

D. Comparison of Proposals for Gastown-Chinatown Lanes

The following table shows estimates of comparative capital costs and annual operating costs for the Gastown-Chinatown lanes referred to in the report of the Standing Committee on Social Services:

<u>Type of Lighting</u>	<u>Number of Lights</u>	<u>Capital Cost</u>	<u>Annual Operating Cost</u>
Present Lighting	18 obsolete lights	-	\$1,020
Suggested by Committee on Social Services	18 obsolete lights plus 31 new lights at lane mouths 49	\$ 4,700	\$1,760
Recommended Lighting	70 new lights	\$10,500	\$1,680

E. Financing Policy

Normally, street lighting projects which are of a permanent nature and involve the installation of steel poles and undergrounding wiring, are advanced as local improvements. The owners of the abutting property share the cost of installation (average of 50%) with the City but the City pays all maintenance and energy costs.

The proposed lane lighting would be attached to wood poles and served by overhead wiring and is less permanent than normal street lighting. The question, therefore, arises whether the local improvement system is appropriate.

The following is a comparison of advantages and disadvantages of installing lane lights as (a) local improvements or (b) as a service paid by the City-at-large.

(a) Local Improvement

- (i) Council would be relieved of the responsibility of deciding on priorities, in that people who petitioned for lights first, would get them first. Where a project is not approved by the owners but the City considers the lighting is required in the public interest, it will be necessary to seek a change in the Vancouver Charter to add this type of improvement to those which Council may install on Special Grounds.
- (ii) The owners would share in the installation costs. As a result, the City would only be required to raise approximately one half of the capital cost.

(b) Cost Fully Paid by the City-at-large

- (i) Priority for the lighting could be established according to a planned program approved by Council and would not be subject to defeat by property owners under the Local Improvement Procedures.
- (ii) The cost of advancing projects on the local improvement procedures would be avoided. It is estimated that the cost of a Court of Revision, including preparatory work, is approximately 17% of the property owners' share under the local improvement procedure.
- (iii) The policy would be consistent with past practice of the City-at-large paying the cost of lane lights and lights on wooden poles on streets. Local improvement lighting projects have been advanced only for the permanent installation of street lights on steel poles.

Clause 1 cont'd

The installation of lane lights on wooden utility poles might also be considered as a temporary measure until such time as the utilities are undergrounded. At that time a local improvement could be advanced in conjunction with the undergrounding project to provide for the installation of permanent lighting.

F. Proposed Program and Funding

There are approximately 400 miles of lanes in the City. It is proposed that a program be undertaken over the next seven years for lighting the lanes in all commercial, industrial and multiple-dwelling areas (approximately 60 miles) and about 10 miles of lanes in residential areas where there is a special need for lighting, such as adjacent to schools, community centres, etc., or where the Police Department have a record of crime.

The estimated cost for installing lighting in lanes is 45¢ per foot of abutting property in residential areas and 90¢ per foot of abutting property in other zones. The annual operating costs are estimated at approximately 7¢ per foot in residential areas and 14¢ per foot in other zones.

The following is a tabulation of estimates of the cost of lane lighting and is based on 1973 estimated costs.

<u>Project</u>	<u>Miles</u>	<u>Installation</u>	<u>Annual Operation</u>
(a) All lanes in the City.	400	\$2,600,000	\$360,000
(b) Proposed lane lighting program including lanes in commercial, industrial and multiple-dwelling and 10 miles of lanes in residential areas (1973-1980 incl.)	70	\$ 750,000	\$105,000
(c) Proposed 1973 program.	5½	\$ 60,000	\$ 7,000

When the present Five Year Plan was advanced it was thought that all the costs for lane lighting should be paid by the abutting owners as is the practice in Winnipeg. As a result, no funds were allocated for lane lighting. Because of a 'slow down' in the residential street lighting program to replace obsolete lights, \$60,000 originally allocated for this street lighting work was reallocated for lane lighting in the 1973 Basic Capital Budget. If this program is continued, the funds might be provided from the Supplemental Capital Funds for the remaining two years of the present Five Year Plan and provision made to complete the program in the next Five Year Plan.

If Council decides that the costs for lane lighting is to be totally paid by the City, the \$60,000 allocated in the Basic Capital Budget will provide for the installation of lighting the lanes as described in the list in the recommendation, which comprise approximately 5 miles of lanes in commercial and industrial zones and approximately 1/2 mile of lanes in residential zones. Items (i), (ii) and (iii) in the list were suggested by the Police Department to be of the highest priority. Item (i) includes the 'Gastown-Chinatown' area requested by the Standing Committee on Social Services.

If this program is approved it is estimated that the work could be completed in November. Operating costs of approximately \$800 for the balance of 1973 can be provided from current appropriations.

I RECOMMEND that:

- (a) the City undertake a program of lighting lanes in commercial, industrial and multiple-dwelling areas and in residential areas where there is a special need, such program to be completed in approximately seven years;
- (b) the City pay all the costs for installing and operating the lights which are attached to wooden utility poles;

Cont'd . . .

Department Report, August 24, 1973 (WORKS - 4)

Clause 1 cont'd

- (c) The City Engineer be authorized to install and operate lights in the following lanes where there are existing wooden utility poles, at an estimated cost of \$56,000 for items (i) to (iv) below, and \$4,000 for item (v) below, the funds for which are to be provided from the \$60,000 allocation in the 1973 Basic Capital Budget -
- (i) Lanes in the area bounded on the west by Cambie Street, the east by Gore Avenue, the north by Burrard Inlet and on the south along Pender-Keefer-Lane West of Main-Union St.
 - (ii) Lanes east and west of Granville Street from Robson to Drake.
 - (iii) Lanes north and south of Davie Street from Burrard to Denman.
 - (iv) Lanes north and south of Robson Street from Burrard to Bute.
 - (v) Lanes in other locations where special need is evident. These will be advanced to Council or Board of Administration as they arise, in accordance with the prescribed procedure.
- (d) the City assume the cost of providing and operating lights in the following lanes where individual owners are now paying for lights -
- Lane south of 10th Avenue, west of Templeton Drive
 - Lane south of 51st Avenue, west of Doman Street
 - Lane west of Vivian Drive, south of Lynbrook Drive
 - Lane south of Lynbrook Drive, west of Vivian Drive

FOR COUNCIL ACTION SEE PAGE(S) 357

BUILDING AND PLANNING MATTERSRECOMMENDATIONS1. Environmental Impact Study
of Fraser River Estuary

The Deputy Director of Planning and Civic Development reports as follows:

"The Corporation of the Township of Richmond has forwarded a request to the City of Vancouver for support in their efforts to instigate an environmental impact study of the Fraser River estuary with emphasis on the Sturgeon Bank area. Concern about the future of this area has been brought into focus due to the present studies under way in regard to expansion of the Vancouver International Airport on Sea Island and proposals by the Provincial Government to locate a Ferry Terminal at either Iona Island or in the vicinity of Steveston.

The Fraser River estuary has been the subject of a large number of environmental studies on selective topics or for small areas. The result has been a gathering of specialized information and the publication of conclusions based on limited scope. The Fraser River estuary is a very complicated situation. Conclusions cannot be made regarding its importance to the environment, to fish and animal life, or its place in the future development of the Vancouver region by these very specialized studies.

In conjunction with the Airport Expansion Study, now under way, the Department of Environment has retained consultants to study the Sturgeon Bank area adjacent to Sea Island and to report on its function in the light of animal and fish life cycles. This study is the most comprehensive yet assigned to obtain the type of information necessary to base decisions on the future utilization of the area. However, it may not cover the importance of this area for human use. Only by a full study of the Sturgeon Bank area is it possible to obtain sufficient information on which to base decisions for the future requirements of this area.

It is RECOMMENDED THAT Council support the request by the Council in Richmond for a study of the Sturgeon Bank area and that a letter be forwarded to the Minister of the Environment encouraging the Federal Government to undertake a comprehensive study of the function of the Fraser River estuary, with a copy of the letter to be sent to the City Clerk in Richmond."

2. Development Permit Application
in the Downtown Area

The Deputy Director of Planning and Civic Development reports as follows:

"In accordance with City Council's instructions of June 12, 1973, the Deputy Director of Planning and Civic Development has made an application to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4 and C-5 zones in the Downtown.

cont'd

Clause 2, continued

The application has been made and a Public Hearing for the By-law change is being scheduled for Thursday, September 6, 1973

Development Permit Application No. 63713 located at 825 Homer Street has been submitted:-

Applicant: McElhanney Associates
 Date of Application: July 23, 1973
 Zone: CM-1 Use: Restaurant
 No. of Storeys: 2 Site Size: 50' x 120'
 Parking Spaces: None

The proposed development is within the area covered by the Zoning By-law change. The floor space ratio measures 1.8 which exceeds the maximum f.s.r. to be permitted without a review.

RECOMMENDATION

It is RECOMMENDED THAT Development Permit Application No. 63713, as filed July 23, 1973 for a restaurant at 825 Homer Street, be withheld for a period of 30 days from the date of application and for a further 60 days thereafter pursuant to Section 570 of the Vancouver Charter, and THAT the applicants for this development permit application be notified of this action of Council."

3. Urban Design Panel Membership Appointments

The Deputy Director of Planning & Civic Development reports as follows:

"By letter of June 27th, 1973 the Architectural Institute of British Columbia has nominated the following three members:

Robert J. Todd, M.R.A.I.C.
 Paul Merrick, M.R.A.I.C. (reappointment)
 Michael Garrett, F.R.A.I.C. (reappointment)

By telephone, to be confirmed by letter, the Association of Professional Engineers has nominated the following member:

Bogue Babicki, P.Eng. (reappointment)

If the above appointments are approved, the Urban Design Panel will consist of:

Architect Members:

Henry G. Hawthorn, M.R.A.I.C.
 J. Terry Barkley, M.R.A.I.C.
 Jonathan P.M. Yardley, M.R.A.I.C.

Alternate Architect Members:

Paul Merrick, M.R.A.I.C.
 Michael Garrett, F.R.A.I.C.
 Robert J. Todd, M.R.A.I.C.

Engineer Member:

Lorne C. Bohlman, P.Eng.

Alternate Engineer Member:

Bogue B. Babicki, P.Eng.

Clause 3, continued

It is RECOMMENDED THAT the nominees of the Architectural Institute of British Columbia and of the Association of Professional Engineers of British Columbia be appointed for a two-year term."

4. Zoning and Development
By-law - Neighbourhood Pubs

The Corporation Counsel reports:

"During Council's discussions regarding 'neighbourhood pubs', I was asked to report on the question of the advisability of making special amendments to the Zoning and Development By-law.

Under the present by-law neighbourhood pubs would be treated in the same way as beer parlours which are classed as 'retail business or undertaking'. This category of use is an outright use where it is permitted.

Where it is an outright use, there would be no grounds to refuse one provided it met by-law requirements.

Because the establishment of these ultimately rests with the Liquor Control Board where each application is treated separately and because it is the Board's intention to bring in the City's views on each application, it would appear logical to create a separate use altogether and make it conditional in all commercial and industrial districts. Another reason is that any regulations the City wishes to lay down must mesh with the Liquor Control Board's regulations, which have not yet been established.

I would therefore recommend that the Deputy Director of Planning be authorized to make application to amend the Zoning and Development By-law to create a new category of use to cover neighbourhood pubs and beer parlours which shall be a conditional use in the Commercial and Industrial District Schedules and that the matter be held in abeyance until the nature and extent of the Liquor Control Board's regulations are known so that any necessary amendments can be made to the draft by-law before it is sent to a public hearing. "

5. Development Permit Application
in the Downtown Area

The Deputy Director of Planning and Civic Development reports as follows:

"In accordance with City Council's instructions of June 12, 1973, the Deputy Director of Planning and Civic Development has made an application to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4 and C-5 zones in the Downtown.

The application has been made and a Public Hearing for the By-law change is being scheduled for September 6, 1973.

Development Permit Application No. 63931 located at 1025 Howe Street has been submitted: -

Applicant: R.W. Wilding, Architect
 Date of Application: August 10, 1973
 Zone: CM-1
 Use: Office and Retail Building with Restaurant
 Number of Storeys: 15
 Site Size: 175 x 120
 Parking Spaces: 70

cont'd

Clause 5, continued

The proposed development is within the area covered by the Zoning By-law change. According to the architect's floor space measurements, the floor space ratio measures 10.5, which exceeds the maximum floor space ratio to be permitted without a review. The proposed zoning for this area is recommending a maximum floor space ratio of 5.

RECOMMENDATION

It is recommended that Development Permit Application No. 63931, as filed August 10, 1973, for an office building at 1025 Howe Street, be withheld for a period of 30 days from the date of application and for a further 60 days thereafter pursuant to Section 570 of the Vancouver Charter, and THAT the applicants for this Development Permit Application be notified of this action of Council."

CONSIDERATION & INFORMATION

6. 2229 Maple Street (7th and Maple)
Senior Citizens Highrise:
D.P.A. 62609

The Assistant Director of Community Planning reports as follows:

"An application dated May 8, 1973, has been received from the Shalom Branch of the Royal Canadian Legion for the construction of a senior citizens residence at 2229 Maple Street (see attached map - Appendix I). The proposed building is 13 storeys tall and will contain 100 suites. The financing of the building is being assisted by a loan from the Central Mortgage and Housing Corporation. The present zoning of the proposed site is RM-3, allowing a highrise apartment with a maximum height of 120 feet.

City Council approved the sale of a portion of this site to the Royal Canadian Legion on January 23, 1973 subject to certain conditions among which was:

- '(3) the purchaser to finance the development under the terms of the Elderly Citizens Housing Act'.⁽ⁱ⁾

Technical Planning Board Recommendation:

The site is double fronting and therefore requires the approval of the Technical Planning Board.

The Board, in considering this proposal on June 15, 1973, approved the submitted application subject to a number of conditions, one of which was - 'the architectural design of the building is to be first approved by the Technical Planning Board after advice from the Design Panel'.

Design Panel Action:

The Design Panel considered this application on July 9, 1973. The Panel felt strongly that a bulky highrise building would be incompatible with the surrounding area developed with three-storey apartments, and that the three-storey configuration already present in the area would provide more appropriate residential accommodation for the elderly and also be in harmony with the surrounding buildings.

(i) The Provincial Act which provides for a grant to assist in the Development of Senior Citizens Housing.

Clause 6, continued

The Panel recommended on July 9, 1973, that the Technical Planning Board refuse this design on the grounds that if executed it would adversely affect public amenity.

Current Situation:

After receiving the Design Panel's recommendations of July 9, the Technical Planning Board suggested that Planning Department get in touch with the architect to see if improvements could be made. The architect said improvements could be made in appearance, but he was unwilling to reduce the building to three storeys. One of the requirements of the Central Mortgage and Housing Corporation financing is that the building be at least 90 feet from the abutting railway track. This tends to influence design towards a higher building with lower site coverage, rather than a low building.

The Technical Planning Board on July 27, 1973, concluded that it could not refuse the application on the basis of the Design Panel's recommendation as the zoning permits highrise development. The Board was, however, sympathetic to some of the criticism of the building itself. The matter was referred back to the Design Panel and the Panel on August 6, 1973, reaffirmed its position that, if executed the design would adversely affect public amenity.

The Technical Planning Board on August 17, 1973, approved a motion that because of the nonconcurrence between the Design Panel and the Technical Planning Board, in accordance with Council Policy, this proposed development be referred to City Council for advice and action.

RM-3 District:

The area that this proposed project is located in is presently zoned RM-3. This zone allows buildings of a 120 foot maximum height, with a maximum floor space ratio of 1.00 plus allowance for bonuses which can increase the maximum floor space ratio to approximately 1.85 (see Appendix II). This RM-3 District is bounded by approximately Burrard on the east, Vine on the West, Broadway on the south and Fourth Avenue on the north.

A considerable amount of apartment construction has occurred in the area, however, it has been entirely low-rise buildings. The proposed senior citizens project at 2229 Maple Street would be the first building over 4 storeys within the area. It should be noted that from the standpoint of urban design the grouping of high buildings on high ground is desirable and this was one of the criteria considered in the Technical Planning Board's Apartment Zoning Report of December 11, 1964 and more recently in the Department's report of March 1, 1972, which preceded the re-zoning of a substantial area of Kitsilano, north of Fourth Avenue, to prevent highrise development. The site at 2229 Maple is near the highest ground in this general area. However, the question of whether or not highrise buildings will affect the character and quality of this neighbourhood has never been fully examined.

cont'd

Clause 6, continued

Considerable opposition has occurred to the project on the grounds that it will establish a precedent for the area which is functioning quite well at its present level of development.

At the present time, Planning Department is preparing a report which, if approved by Council, would formally initiate a program of local planning within Kitsilano. However, until such a program is initiated it is difficult to determine what areas of this district are appropriate for highrise development taking into account other considerations than urban design. Because of the possibility that additional highrise buildings, if located throughout the area, may preclude options for the future of this community, Council may wish to consider re-zoning the RM-3 area of Kitsilano, south of Fourth Avenue, between Burrard and Balsam Streets to prevent highrise development. If such a policy is adopted it should be considered an interim measure until a local area plan for Kitsilano has been developed and subsequent zoning proposals are developed. The current RM-3A zoning presently applicable to part of the district north of Fourth Avenue, appears to be the most appropriate zoning if early action is required. The RM-3A zone has a maximum height of 35 feet (or 40 feet in some circumstances).

The area concerned amounts to approximately 18 blocks, of which about 30% are developed with multiple dwellings.

This report is submitted for the INFORMATION and CONSIDERATION of Council in its consideration of the proposed senior citizens residence at 2229 Maple Street.

FOR CONSIDERATION:

If Council considers it desirable to prevent the development of highrise buildings in the RM-3 zoned part of Kitsilano, south of Fourth Avenue, between Burrard and Balsam Streets on an interim basis until a plan for the area is developed, Council should instruct the Director of Planning and Civic Development to apply for re-zoning of this area to RM-3 A Multiple Dwelling District. "

Delegation Request: Kitsilano Citizens' Committee per letter attached.

FOR COUNCIL ACTION SEE PAGE(S) 358

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

August 22, 1973

VANCOUVER RENTAL ACCOMMODATION GRIEVANCE BOARDBACKGROUND:

City Council, at its meeting of February 27th, 1973, referred the whole matter of the Vancouver Rental Accommodation Grievance Board, including principles to be considered in making appointments to the Grievance Board to the Standing Committee on Social Services. Subsequently, your Committee held two evening meetings, on May 2nd, 1973, and June 13th, 1973, to receive briefs from and to hear interested groups on the New Landlord & Tenant Act and the Vancouver Rental Accommodation Grievance Board.

Your Committee met on July 5th, 1973, to continue its review of the Vancouver Rental Accommodation Grievance Board and to consider a draft report prepared by the Chairman on this topic. Your Committee reviewed the Chairman's report in detail and following intensive discussion with respect to the functions of the Vancouver Rental Accommodation Grievance Board, submits the following:

RECOMMENDATIONSA. Establishment of a Grievance BoardRECOMMENDED:

- (i) THAT a Grievance Board be set up, having the power to regulate rights between Landlord and Tenant and covering all areas of their relationship, subject to appeals to the Court on points of law.
- (ii) THAT the Grievance Board take over the functions of the Small Claims Court in matters of Rental Grievance.

B. Formation of Grievance BoardRECOMMENDED:

- (i) The Board be composed of a Chairman, Vice-Chairman, and Three members on a rotating basis to ensure that a three member Board would serve at any one time.
- (ii) Each appointee to the Board shall have been a resident of Vancouver for at least 3 years prior to appointment and shall be by occupation and experience a person likely to be knowledgeable with respect to problems and grievances considered by the Board.

- (iii) When members are being selected the widest possible circulation be undertaken for nominations.

C. Staffing of Grievance Board

The Chairman, in his report, stated that,

"He believes it is absolutely necessary that the staff be increased to at least two office employees whose duty it will be to Secretary to the Board and to answer calls which are extremely numerous and requires a person who is both tactful and informed on the regulations.

Further that it is necessary that there be an inspector, the same as our City Inspectors, who will be able to make observations on behalf of the Board and to take a neutral stance on those vexatious situations about which a Board of this sort will always be called upon to make a decision."

Your Committee RECOMMENDS:

THAT the staff situation, including the matter of an Administrative Assistant and an Inspector be considered at a later date.

D. Entry into Suites

In their presentations to your Committee, the Landlords raised the question of permissable entry into suites or apartments in order to examine or see the condition of a suite where damage is alleged.

RECOMMENDED:

THAT if entry to an apartment or suite is refused by either landlord or tenant this is a position from which an adverse position can be drawn.

E. Reasons for Eviction

Your Committee believes that the tenants' position, which asks for reasons for eviction, is a reasonable one and should be implemented. The following are proper reasons which could be enumerated:

- (a) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.
- (b) The tenant is in arrears for a period of one month's rent.
- (c) The tenant is a nuisance to his neighbours.
- (d) The tenant is utilizing premises for illegal activity.

- (e) The landlord requires the premises for occupancy either by himself or his immediate family.
- (f) The tenant has deliberately misrepresented the premises to the potential buyer or tenant.
- (g) The building is to be demolished.

RECOMMENDED

THAT the Corporation Counsel review the above reasons, plus any others that seem reasonable for Report to Council on the matter.

F. Landlords Rights

RECOMMENDED:

THAT a landlord may, within 3 clear business days' notice, bring a tenant before the Grievance Board for the following reasons:

- (i) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.
- (ii) The tenant is a nuisance to his neighbours.
- (iii) The tenant is utilizing premises for illegal activity.

AND the Board may, under these circumstances, give a tenant 3 clear business days' notice to vacate from the date of the hearing.

G. Elimination of Security Deposits

In your Committee's opinion, Recommendation F, above, which would allow the Landlord to appear within 3 clear business days before the Board and obtain an eviction Order with 3 clear business days' after that for a tenant who is damaging property or who is otherwise obnoxious, makes the security deposit an unnecessary feature. The Landlord would also be able to appear before the Grievance Board and make a claim for any damages under this particular hearing.

RECOMMENDED:

THAT Security Deposits be abolished and all presently held deposits be returned within 60 days from implementation by a New By-Law.

H. General Power of the Grievance Board

Your Committee briefly discussed the following extract from the Chairman's Report:

"In order to be effective, the Grievance Board must have the power to make Orders and to see that these Orders are enforced. In order to implement this proposal, the Landlord and Tenant Act would have to be amended and any Order by the Rental Grievance Board enforced through the Summary Convictions Act in the Provincial Court the same as any order allowed by the City of Vancouver such as the Lodging House By-law, etc. The Board must have the power to order such things as doors to be opened where a Landlord has changed locks or illegally locked out a tenant. The Board must have a power to order water or heat turned on and have power to enforce such powers. The Board must have the power to order immediate repairs for safety in such fields as fire or dangerous health situations. While this is not exhaustive, it will give members a general idea of how we envisage the Board's functioning."

RECOMMENDED:

THAT the above extract from the Chairman's Report be referred to the Corporation Counsel for report.

I. Rents Justification

The Chairman advised, that in the last ten years, there has been a tremendous scarcity of rental accommodation. Since December, 1973, the vacancy rate is less than 1%. We do not believe there is a workable solution in freezing rents but we support the proposition that rental increases be only once a year and that this regulation apply to the premises.

RECOMMENDED:

THAT the amount of the rent be posted in a conspicuous place with the date of its origination and termination marked thereon.

J. Collective Bargaining

The Committee noted the following proposal submitted by the Chairman with respect to collective bargaining:

"That in those apartment blocks of 6 or more suites where 2/3 of the tenants within a specified time period join a Tenants' Association and where this figure is verified by the Grievance Board, the Association be given collective bargaining rights and the Landlord be required to enter negotiations with the Tenants' Association or organization

Clause J Cont'd

nominated in writing by the tenants who have so signed. I believe that the holding of proper hearings and by mediation by the service Board, legitimate increases by the Landlord would be aired and approved and legitimate rights of the tenants who would be able to examine those proposals would also be allowed.

With respect to the foregoing topic on collective bargaining, the Committee did not make any recommendation, and, therefore, the matter is submitted for the CONSIDERATION of Council.

** It should be noted that if Council approves the foregoing Recommendations, changes would be required in the Provincial Statutes, which could be submitted to the next session of the Legislature.**

FOR COUNCIL ACTION SEE PAGE(S) 369

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 10, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Friday, August 10, 1973, in No. 2 Committee Room, Third Floor, City Hall at 10:15 a.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Volrich
Alderman Harcourt
Alderman Marzari
Mayor Phillips

COMMITTEE CLERK: R. Henry

RECOMMENDATION:

Social Planning Department, Organization
and Staffing

The Committee considered the following reports in regard to the above mentioned subject:

- A. Board of Administration, dated August 7th, 1973 - Organization and Staffing.
- B. Board of Administration, dated August 8th, 1973 - Salary and Classification Review.
- C. Director of Social Planning's Report, dated August 7th, 1973 - Salary and Classification Review/Reorganization.

In addition to the above reports, the Chairman submitted a memorandum with recommendations, dated August 10th, 1973. Your Committee, after hearing from the Director of Social Planning, the Director of Personnel Services, the Director of Finance and Mr. Pollard of the Board of Administration, and after an "In Camera" session, took action as follows:

A. That the following recommendations, as contained in the Board of Administration Report, dated August 7th, be approved:

- (i) The Social Planning Department be organized in two Divisions 'Social Services Planning' and 'Social Development', each with a Division Head reporting to the Director.
- (ii) The position occupied by Mr. E. Fladell be retitled 'Information Officer' and continue to report to the Director.
- (iii) The temporary position occupied by P. Davies be made permanent. (Social Planner 11)

- (iv) One further additional position of Social Planner be established in the Social Services Planning Division.
- (v) The temporary position occupied by B. Lindsay be reviewed as to the need for permanency prior to December 1974.

B. After amending recommendations contained in the Chairman's memorandum of August 10, 1973, and taking into consideration the other reports submitted, the Committee,

RECOMMENDS, as follows:

- (i) THAT the Class Specifications, prepared by the Director of Personnel Services be adopted for the following positions:
 - Director of Social Planning) With the Title
 - Supervisor - Social Services Planning) "Supervisor"
 - Supervisor - Social Development) changed to
 -) "Senior Social Planner"
 - Public Information Officer (Social Planner III)
 - Social Planner II - re-titled "Social Planner I"
 - Social Planner I - re-titled "Planning Analyst"
- (ii) That the Director of Social Planning suggest to the Director of Personnel Services suitable class specifications for,
 - Social Planner II
 - Social Planner III
- (iii) That the salary of 2 Social Planner positions presently rated at pay grade 28 be considered as a re-classification and set at pay grade 36, effective January 1, 1973 and the positions be posted in the normal manner and further that the title of the positions be changed to "Senior Social Planner". (Baker and Purdy)
- (iv) That with respect to the salaries of the 2 Social Planner positions, presented rated at pay grade 28, these be set at pay grade 33, effective January 1, 1973, and the Board of Administration report back as to whether the increase should be considered as a salary adjustment or as a re-classification, further the title of the positions be changed to, "Social Planner III". (Uibel and Fladell)
- (v) The 2 Social Planner positions, presently occupied by Ray Young, Joslin Bohanec (half time) and Michael Clague (half time) at pay grade 28 be re-titled "Social Planner I" with no change in salary.
- (vi) That 1 temporary Social Planner position, presently occupied by Peter Davies working in the Skid Road Area, pay grade 28, be re-titled "Social Planner I", and made permanent with no change in salary.

- (vii) The temporary position of Planning Analyst, pay grade 24, employed in the West End Planning Office, be continued without change.
- (viii) The salary of the Director of Social Planning be adjusted to pay grade 44 in the same step in the new salary range as at present in the old range, effective January 1, 1973.
- (ix) That the Assistant Director - Building, Construction and Maintenance, review office space requirements of the Social Planning Department and report separately to the Board of Administration on this matter.
- (x) The Clerk Typist 11 position, as requested, be referred to the Board of Administration for report.

The meeting adjourned at approximately 12:00 noon.

FOR COUNCIL ACTION SEE PAGE(S) 375

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

AUGUST 16, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, August 16, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

CLERK TO THE
COMMITTEE : R. Henry

The Minutes of the Standing Committee of Finance and Administration, dated July 5, August 7, and August 10, 1973 were adopted.

INFORMATION

1. Old Museum Building--Alterations and Additions

At the meeting of the Committee on May 24, 1973, after making recommendations with respect to the alterations and additions to the old Museum Building at Hastings and Main Streets, the Board of Administration was directed to report on the services and staff which were to be relocated in this building. The committee this day noted a Board of Administration report dated July 27, 1973 which detailed the allocation of space for various departments. In summary, the services to be provided are:

"Welfare & Rehabilitation Department

A group of social workers will be allocated to provide rehabilitation services to residents in the area. Applications for financial aid services may be received at this point, but this is still under consideration by the Director of Welfare Services.

Health Department

The X-Ray Unit now at 306 Abbott Street will be relocated in this building, together with a small group of PHN's and VON's providing service to residents in the vicinity. On a consulting basis, a number of professional people will use the building on a part-time basis.

Probation Services and Social Planning Departments

The Probation Services will be provided with the use of an office, as a Probation Officer will be located in the building on a full-time basis as a member of the local area team.

Similarly, space is to be made available for use by the Social Planning Department for use by the Downtown Eastside Planners.

Inspection Services (Fire Wardens and Health Inspectors)

Employees of these Inspection Services working in the "Downtown" area of the City will be working from space provided in this building."

STANDING COMMITTEE OF COUNCIL ON
FINANCE AND ADMINISTRATION 2
AUGUST 16, 1973

RESOLVED

That the foregoing report of the Board of Administration dated July 27, 1973 be received for information.

RECOMMENDATION

2. Twice Yearly Billing and Collection of Real Property Taxation

The Committee considered a Board of Administration report dated July 9, 1973 concerning the billing and collection of real property taxes on a twice yearly basis. The report gave background, the concept of the present proposal, the options to implement the proposal, the financial effects, and reference was made to the charter amendment required.

The report summarized the proposal as follows:

"Real property tax billings on a frequency greater than once a year are fairly common in Canada, particularly in Ontario. The concept of an estimated billing of approximately one-half of the taxes, to be payable by February 1, with the balance billed in late May, payable by the beginning of July, has considerable merit from the point of view of the City's financial position i.e. eliminates short term borrowing for operating purposes and greatly increases the City's short term investment income (\$900,000 to \$1,400,000 per year), and, in my opinion, on balance benefits the single family residential category of property but not the other categories.

If Council decides to implement the twice yearly billing for 1975 then I would strongly recommend that we proceed to implement it on the basis proposed in the report (approximate additional annual operating costs \$100,000 - \$150,000), specifically by means of a sophisticated computer system that recognizes the long-term trend that other operations of the City could and would benefit from the same type of system for their operational and information needs.

This is a conceptual solution and the details remained to be determined. The next step is Council approval or disapproval of the concept of twice yearly tax billing and collection. If Council approves the twice yearly concept we would then proceed to develop the details of implementation for report back to Council with specific detailed recommendations. The development and design work is complex and will take a considerable length of time. If a decision in favour of twice yearly billing is unduely delayed then implementation could probably not take place until 1976. If Council decides against the twice yearly concept then of course no problem exists."

The report concluded with the following recommendations of the Director of Finance providing Council wished to proceed to implement the proposal of twice yearly billings and collection of taxes:

"That implementation be along the lines proposed in the report, particularly regarding the computer system, and that I be directed to report back with specific detailed recommendations for Council approval (probable timing Sept. - Oct. 1973)."

"That Council request the Corporation Counsel to draft Charter Amendments giving Council much greater flexibility in the billing and collection of real property taxes."

STANDING COMMITTEE OF COUNCIL ON
 FINANCE AND ADMINISTRATION 3
 AUGUST 16, 1973

The Committee, after due consideration, RECOMMENDS:

THAT the foregoing recommendations of the Director of Finance be approved, but that an effort be made to implement the proposal in 1975.

3. 911 Emergency Reporting Services

On May 10, 1973 the Committee considered a report on the City's communications system at which time reference was made to the need for a common emergency telephone number. B. C. Telephone Company was subsequently approached with a view to the Company assuming the basic expenses of implementing this system.

The Committee noted a letter from the Company, a copy of which is circulated, stating it is willing to offer technical assistance. The letter also referred to equipment costs and how the company would be able to assist in regard to these costs. Reference was also made to staffing of switchboards and the company indicated that while it would not be prepared to share in this expense, it stated that if savings can be made in operating its own switchboards it would reflect this in the rate charged for the provision of other switchboards.

RECOMMENDED:

(a) THAT the letter from the British Columbia Telephone Company dated August 9, 1973 be received for information.

(b) THAT the City Council approve in principle the points outlined in the letter and the Telephone Company be advised that the City wishes to continue discussions based on the principles outlined in the letter.

FURTHER, that the Company be advised also that the City considers the installation of an emergency reporting service as high priority.

(c) THAT civic officials concerned report back to this committee in one month's time giving more details on the technicalities and costs involved.

(d) THAT civic officials be in touch with Dr. Peter Ransford as suggested in the Company's letter.

(e) THAT the Greater Vancouver Regional District Board of Directors and the surrounding municipalities be informed of this action being taken.

The Committee adjourned at approximately 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 351

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, City Hall, on Thursday, August 16, 1973, at 3.30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Rankin and Harcourt

CLERK: M. James

The minutes of the meeting of July 15, 1973 were adopted as circulated.

RECOMMENDATION

1. Rivtow Straits Ltd.

Your committee has had this subject before it on previous occasions and the last action on the item was by Council in adopting the recommendations Nos. 2-8 of the report of this Committee on June 5, 1973.

Recommendation 1 of that report asked that no action be taken on the street-end lease to allow time for negotiations to take place between the surrounding residents and the company. This was done and under date of July 25 the Department of Planning and Civic Development submitted a report which reviewed the situation up to June 5 and then advised of actions which had occurred between that time and the date of writing of the report.

Present at this meeting of the Committee were representatives of the residents of the area and a representative of Rivtow Straits Limited.

Both parties to the dispute were asked to review the report and its recommendations and after further discussion and explanation of the recommendations with some minor amendment, the citizens agreed to the recommendations as well as the representative of Rivtow Straits Limited. Consequently your Committee

1. RECOMMENDS that City Council continue to lease the Victoria Street end to Rivtow Straits Ltd. on the basis that the use of the first 150' in depth will be for parking, shipping, receiving and material storage, and the remainder of the street end and water lot will be used for servicing but not to include construction of vessels; on the understanding that:
 - (a) Rivtow, within one year, will remove the propeller operation and move it into a completely sound-proofed building, or a building improved suitably and located to minimize disruption to the adjacent residential neighbourhood.
 - (b) landscaping is provided, the design of which is satisfactory to the Director of Planning; and the citizens will be afforded the opportunity to comment and make suggestions with respect to landscaping.
 - (c) parking is provided in locations as indicated on the plan attached as Appendix I to this report.
2. RECOMMENDS that Council approve in principle, the retention of two principal buildings on Lot 10, provided that the propeller grinding operation is not conducted in either of the two buildings.

cont'd

Standing Committee on Community Development 2
August 16, 1973.

At this same meeting the City Engineer submitted a report dated August 15, 1973 in compliance with the instructions contained in the fifth recommendation of this Committee dated June 5, 1973.

A representative of the Engineering Department, Traffic and Transportation Division, explained in detail by means of a map and reference to the street and traffic by-law problems relating to the use of Victoria Drive south of Marine Drive by trucks.

The citizens advised the Committee members of their concern in this regard and after further explanation and discussion your Committee

RECOMMENDS that Victoria Drive south of Marine Drive be declassified as a truck route and to accomplish this the Engineer be authorised to make the necessary parking and street construction adjustments to allow the use of Argyll Street and Kent Avenues North and South as an alternative truck route to service this area.

INFORMATION

2. Champlain Heights Areas E & F - Implications of Density related to Development Proposals

On May 10, 1973 your Committee resolved

THAT the Deputy Director of Planning be requested to report further to this Committee on the question of the implications of density based on 1,300-1,600 units in the area.

FURTHER RESOLVED THAT upon receipt by the Committee of the report referred to above a meeting be held in the neighbourhood to which the Consultants also be invited.

Under date of July 24, 1973 the Department of Planning & Civic Development submitted a report for the information and discussion of your Committee.

The Committee

RESOLVED that the report be received and that a joint meeting of the Standing Committees on Housing and Community Development be held in the area to receive comment on the content of the report.

3. Policy on Relocation of Tenants

Present at the meeting was the Director of Social Planning and the Supervisor of Property & Insurance.

The Supervisor of Property & Insurance in an oral submission to the Committee advised of the present policy of Council under which his department operates and buys and sells land for the City of Vancouver. The department operates on the basis of need for the dislocated residents and offers assistance in locating alternative accommodation, viewing alternate accommodation and making the necessary arrangements when required to assist in the actual physical move of the displaced tenant. After the explanation by the Supervisor of Property & Insurance, the committee members agreed that the application of the present policy by the Supervisor of Property & Insurance and his staff should be acknowledged and commended.

cont'd . . .

The problems facing dislocated residents was discussed generally by the Committee and it was noted that redevelopment by both the public and private sector caused the same inconvenience and distress. It was suggested that perhaps the private sector should be more sensitive to these problems than they are at present.

It was noted by the Committee members that a person whose property is purchased for public use has three options - take the equity provided and, by assuming a further responsibility upgrade their housing situation, take the equity and purchase on the open market accommodation of equal value and convenience, or take the equity and rent accommodation.

The Committee noted that in acquiring lands for the Britannia Community Services Centre, that 67 of the 77 properties required were negotiated without the use of the City's power of expropriation and that Council had authorised certain expropriations to gain control of the land required for the Britannia Community Services Centre as the contract for its construction had been recently let.

The Committee discussed the matter in general terms and agreed that a policy revision would be appropriate but that information on the ramifications of any policy change contemplated would be essential and consequently

RESOLVED that the Supervisor of Property & Insurance prepare and submit to this Committee a general position paper to describe what the present policy of the City is and how this policy is implemented both officially and unofficially, detailing any differences between the application of the policy as between owners and tenants.

The meeting adjourned at approximately 5.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 381

STANDING COMMITTEE OF COUNCIL ON COMMUNITY
DEVELOPMENT ON ELECTORAL REFORM

A meeting of the Standing Committee of Council on Community Development on Electoral Reform was held in the No. 1 Committee Room, City Hall on Friday August 17, 1973 at 1.30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Linnell and Rankin
Trustee Westlake
Commissioner McCreery

RECOMMENDATION

Under date of August 16, 1973 the Chairman submitted to this meeting of the Committee a report dealing with governmental and electoral reform. The report reviewed the terms of reference and composition of this Committee, the history and governmental structure of the City of Vancouver and recent enquiries into the matter of governmental and electoral reform. The report also discussed comparisons with other cities and the public meetings which had been held this year to collect information from the general public.

The report ended with a series of eleven recommendations and the Committee determined to consider them seriatum.

Quoted below in order are the recommendations of the Chairman with the Committee's action on that recommendation shown in the box beneath each recommendation.

1. One or Two Member Wards?

On this question, little support has been expressed for 2-member wards. This system does exist in some Canadian cities and it is to be recalled that the former Municipal Affairs Minister recommended that the present 2-member provincial constituencies be used for city purposes. This kind of dual-member system, however, would do little to bring a broad degree of representation to local areas, which is one of the chief aims of the proponents of the ward system.

Recommendation: (CHAIRMAN)

In any implementation of a ward system, whether full or partial, the wards should be one-member wards.

COMMITTEE

THAT the recommendation be approved

2. Full or Part-Time Aldermen?

Little support has been expressed for full-time aldermen. I expect that even present members of Council would not favour their being put on a full-time basis even with full pay. In any event, it does not appear to be a change for which there is any degree of demand or any substantial argument in favour.

Recommendation: (CHAIRMAN)

The present system of part-time aldermen should continue.

COMMITTEE

THAT the recommendation be approved

3. Parks Board and School Board - Ward Systems?

While some support was expressed for extending the ward system principle to the Parks Board and School Board, I do not consider that this would be a desirable change. The larger part of the community has over the years indicated a general approval of the structure and operations of the Parks and School Boards. There is little real demand or apparent need for a change in the structures of these Boards. Among other factors, the extension of the ward system to these Boards would involve a considerable increase in the size of each Board. It can be noted that Vancouver has one of the very few Parks Boards on the continent that continues to be an elected body rather than an appointed body. While the Parks Board continues as a separate elected body, it is preferable that its members continue to be elected at large. It is important that the members of the Parks Board have a city-wide viewpoint and responsibility, and that they not be drawn into a competition over the share of funds available for parks and other facilities in ward areas. As to the School Board, members of the Board are in fact assigned certain groups of schools as their particular responsibility.

Recommendation: (CHAIRMAN)

There should be no change in the present structure of the Parks Board and School Board insofar as elected representation is concerned.

COMMITTEE

THAT recommendation No. 3 be deleted
- TIE VOTE

As this resolution resulted in a tie vote it is raised before Council as a main motion.

4. Term of Office

The debate on this point basically involved the question of whether the present 2-year term of office for elected representatives should be maintained, or whether it should be increased to 3 years.

There is logic in an increase of the term to 3 years, which would bring the term more into line with that which is in effect in most Canadian cities, and with that which generally takes place in the federal and provincial fields. It would give Council members a more reasonable length of time to understand and grasp the complex affairs of the city and perhaps lend to their effectiveness in dealing with them. On the other hand, some people consider that from a voter's point of view a 2-year term is perfectly adequate to assess a person's ability and performance and that the electorate should have the opportunity to express itself at least every 2 years. The idea has also been advanced of having a 3-year term with one-third of the council being elected each year. In my view this kind of frequency of elections would lessen the interest and turnout of voters quite apart from adding to the expense of elections. There does not, therefore, appear to be any convincing argument for an increase in the term of Council at this time.

cont'd

Recommendation 4, continued

On the question of whether this issue should be placed before the voters as part of the plebiscite in October, I do not believe that it is an issue on which the majority of voters would be able to give any meaningful response.

Recommendation; (CHAIRMAN)

The present 2-year term of office should remain in effect.

COMMITTEE

THAT the recommendation be approved

5. Election Date

The election date is presently the second Wednesday in December. Strong support has been expressed for an advancement of the election date to some time in October or November. I believe there is merit in this. The arguments have been based on considerations of voter disinterest in December, poor weather, and conflict with pre-Christmas activities. It is noted that under the most recent amendment to the Municipal Act, municipal elections will now be held on the third Saturday in November in each election year. I have also noted that in many cities across Canada, municipal elections are in fact held in November.

One question to be considered is whether there is merit in the City's election date coinciding with the new municipal election date. I see no particular reason for making the dates the same, and I think there are more cogent reasons for having the city election on a different date - including the element of increased interest on the part of the public and increased coverage through the media.

Another consideration is that advancing the election date to a date in October or early November creates a situation where the term of the "lame duck" council may be extended for an unreasonable length of time, unless at the same time we advance the date for the commencement of the term of the new council. Staying with the calendar year has certain simplistic advantages, and advancing the date for the inauguration of the new council to December may have certain conflicts with the Christmas and "non-business" season.

I think therefore that advancing the election date by three weeks will have certain advantages and minimize the problems.

Recommendation: (CHAIRMAN)

The election date for the City election should be advanced to the 3rd Wednesday in November.

COMMITTEE

THAT the date of election be the last Wednesday in October, the inaugural date be the second Thursday in November and the nomination date be the third Wednesday preceding the election date.

cont'd

6. Identity of Party Affiliation on Ballot Paper

There is general support for this change.

I understand it was rejected by the last Council in its consideration of the matter in 1971 because of the alleged problems in determining what criteria would be used to define a recognized party or group. I do not see any great problems in the matter at all.

Firstly, I think it is clear that the following groups can be recognized as identifiable civic political groups at the present time, and they should be so recognized and referred to on the ballot as sponsors of candidates by the abbreviations opposite their names:

- | | |
|--------------------------------------|----------|
| 1. Civic Non-Partisan Association | N.P.A. |
| 2. Committee of Progressive Electors | C.O.P.E. |
| 3. New Democratic Party | N.D.P. |
| 4. The Electors' Action Movement | T.E.A.M. |

Secondly, on the question of what criteria should be established for the recognition of other groups who may organize themselves to sponsor candidates in civic elections, I would propose the following:

1. That the group shall sponsor at least one-third the number of candidates for the offices to be filled. This need not be in all slates, but may apply only to one body politic such as the Council, Parks Board, or School Board.
2. That reasonable evidence be provided the City Clerk that the organization has been in existence for six months before the date of the election and that its affairs have been administered during that time by duly-elected officers and directors.
3. That reasonable evidence be provided the City Clerk that the organization consists of at least 25 members who pay dues or make some form of financial contribution to the organization.

It is noted that the definition of a "political party" in the Provincial Elections Act is "an affiliation of electors comprised in an political organization which has expended money in the support of any candidate in the election."

A candidate identifying himself as being sponsored by a particular organization should of course be the duly-nominated candidate of that organization and the City Clerk should have the authority to require confirmation on this matter if it should be considered necessary.

If a candidate so requests, he should be entitled to have the designation "Independent" appear beside his name on the ballot.

Recommendations: (CHAIRMAN)

As stated above.

COMMITTEE

THAT the recommendations be approved

7. Deposit or Other Requirements for Candidates

The only deposit requirement presently imposed is for the office of mayor, where a \$300.00 deposit is required. This was brought into effect for the first time in the last election for the purpose of discouraging "non-serious" candidates.

Three points of view have been advanced:

- (a) That there be no requirements whatever;
- (b) That there be a financial deposit for candidates for Council;
- (c) That there be a requirement of 25-50 signatures to a nomination form.

I believe there is merit in maintaining the deposit of \$300.00 for the position of Mayor.

I believe there is merit in requiring a deposit of \$50.00 for candidates for council.

I have the following considerations in mind:

- (a) Each candidate for council necessitates a certain amount of expense to be incurred by the city in the printing of ballots, public notices, processing nomination papers, and so on.
- (b) Because the media generally try to exercise a degree of fairness in coverage, each candidate will also receive a certain amount of space or attention of the media. In the cases of the mayoralty, we have had many situations in recent years where the demands of the non-serious candidates for "equal time" have often led to farcical situations which have diluted serious debate on important issues by those who might be regarded as "serious" candidates.
- (c) Obtaining a certain number of signatures, while it is in effect on the provincial level, would in most cases be a nuisance to candidates and a nuisance to the City Clerk's office in having to check all qualifications and residencies. An inadvertent error or oversight could result in the disqualification of a candidate.
- (d) Financial deposits are in fact required in both federal and provincial politics.
- (e) Any person who seeks to become a member of Council and to share in the responsibility of administering a budget of over \$100,000,000 should surely be able to put up a modest sum of \$50.00 as a deposit.

Recommendations: (CHAIRMAN)

1. A deposit of \$50.00 should be required of candidates for City Council, to be refunded if the candidate receives at least 5% of the total votes cast.
2. The present deposit requirements for mayoralty candidates should be maintained.
3. There should be no deposit requirements for candidates for the Parks Board or School Board.

COMMITTEE

THAT the Charter requirement for deposits for Mayoralty candidates be deleted and that no deposit requirement be instituted for candidates for Alderman, Park Commissioner or School Trustee

Standing Committee on Community Development on Electoral Reform .
August 17, 1973

8. Residency in the Ward Area as a Requisite to Candidacy for the Ward

A fair amount of comment was received on this question. The majority of comment was not in favour of any residency requirement. I completely agree with this. Residency requirements are not imposed in provincial or federal elections, and any requirement of residency in the ward area would undoubtedly disqualify many able candidates from standing for office. Where a candidate lives is not important; his abilities and qualifications are the important considerations.

Recommendation: (CHAIRMAN)

In the event of a full or partial ward system being implemented, residency in the ward area should not be a requisite to candidacy.

COMMITTEE

THAT the recommendation be not adopted and that residency in the ward area should wards be established be required.

9. Rotating Ballot

Because the order of names on a ballot is considered sometimes to be a factor in the over-all result, it would be desirable to implement a "rotating" ballot at the next or next following election. This would have the effect of each candidate's name appearing at the top of the ballot an equal number of times. I understand that, even with a possible change to voting machines, this can be implemented without difficulty. It is in fact done in many jurisdictions. Drawing by lot for positions on the ballot, which has been advocated by some, would in my view do little to make things more equitable.

Recommendation: (CHAIRMAN)

A "rotating" system of ballot should be implemented at the next or next following election.

COMMITTEE

THAT the recommendation be not adopted and therefore the rotating ballot not be used

10. Corporate Votes.

There has been virtually universal support for the elimination of corporate votes. Certainly we can recognize the role of corporations as employers, landowners, and lessees. But we have a situation where many individuals can in fact cast from two to twenty or more votes depending on the number of corporations for which they act as agents. Further, it has been commented that very often this voting authority is extended to persons without the authority of a meeting of the members or directors of the corporation. In my view the situation cannot be squared with a basic principle of democracy - one man, one vote.

Recommendation: (CHAIRMAN)

Corporate votes should be eliminated.

COMMITTEE

THAT the recommendation be approved

11. Should the Mayor Continue to be Elected At Large?

There has been a fair amount of comment on this question, and certain briefs presented to the committee have recommended that the Mayor be elected by the Council.

It is my view, simply, that the Mayor as the person having the highest authority in the city should have his mandate directly from the people of the city. I quite recognize that this principle is not applied on the provincial and federal levels, but even at these levels it is known who is the candidate for Premier or Prime Minister beforehand, and the citizens can vote accordingly.

Recommendation: (CHAIRMAN)

There should be no change in the present system whereby the Mayor is elected at large.

COMMITTEE

THAT the recommendation be approved

Attached to the report of the Chairman was a form of ballot which contained five questions and the Committee again determined to consider these seriatum.

Questions 1 and 2 were as follows:

FORM OF BALLOT

Explanation

In electing aldermen to the City Council, three alternative systems have been proposed:

1. A system in which all aldermen are elected on a city-wide basis. This is referred to as an "at large" system, and this is the system presently in effect in Vancouver.
2. A system in which all aldermen are elected from specific areas of the city. This is referred to as a "full ward" system.
3. A system in which some aldermen are elected on a city-wide basis and some are elected from specific areas of the City. This is referred to as a "partial-ward" system.

cont'd

Standing Committee on Community Development on Electoral Reform .. 8
August 17, 1973

PLEASE MARK WITH AN "X" YOUR ANSWER TO THE FOLLOWING QUESTIONS:

Question 1:

Do you favour a change from electing all aldermen at large to electing aldermen on a partial or on a full ward system?

YES

☐

NO

☐

Question 2:

If the Council were to consider an amendment to the City Charter to change to a partial ward system or a full ward system, which would you prefer?

A partial ward system

☐

A full ward system

☐

The Committee determined to consider questions 1 and 2 at the same time as follows:

1. A system in which all aldermen are elected on a city-wide basis. This is referred to as an "at large" system, and this is the system presently in effect in Vancouver.
2. A system in which all aldermen are elected from specific areas of the city. This is referred to as a "full ward" system.

After discussion the Committee

RECOMMENDS that the Form of Ballot relating to a full or partial ward system or at large system be stated on the ballot in the following manner:

Which type of electoral process do you favour?

At Large

☐

Partial Ward

☐

Full Ward

☐

The Committee then considered question No. 3 as follows:

cont'd

Question 3:

If the Council were to consider an amendment to the City Charter to introduce a partial ward system, indicate which of the following three choices you would prefer:

- 1. A system with one-third of the aldermen
elected at large and two-thirds from wards ☐
- OR
- 2. A system with one-half of the aldermen elected
at large and one-half from wards ☐
- OR
- 3. A system with two-thirds of the aldermen elected
at large and one-third from wards ☐

The Committee

RECOMMENDS approval of Question No. 3

In considering questions 4 & 5 relating to the number of Aldermen, the Committee considered various proposals put forward in the form of resolutions but as none of them received majority support, the Committee does not offer an opinion on these two questions. These questions were as shown below.

Question 4:

In considering the number of aldermen to be elected to the City Council, there have been proposals to increase the number of aldermen. Do you favour retaining the present number of ten aldermen?

- YES ☐
- NO ☐

Question 5:

If the City Council were to consider an amendment to the City Charter to increase the number of aldermen, indicate which of the following choices you would prefer:

MARK ONLY ONE CHOICE

- 12-14 Aldermen ☐
- 15-18 Aldermen ☐
- 19-22 Aldermen ☐
- 35-45 Aldermen ☐

The meeting adjourned at approximately 3.00 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

August 16, 1973

A meeting of the Standing Committee of Council on Social Services, was held on August 16, 1973, in No. 1 Committee Room, Third Floor, City Hall at 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Linnell
Alderman Hardwick (joined the meeting during the discussion on Item 3)

ALSO PRESENT: J. Denofreo

COMMITTEE CLERK: M. Kinsella

The minutes of the meetings of July 12, 1973, and July 19, 1973, were adopted.

RECOMMENDATIONS

1. Grant Request - Killarney Champlain Citizens for Action

A delegation from the Killarney Champlain Citizens for Action Committee presented to your Committee the following brief in support of their request for a grant from the City of \$543.47 for the balance of the City's fiscal year (i.e. to March 31st, 1974):

1. The operation of an Information Kiosk in the new Champlain

Mall. Before approaching the City with this request, the residents

have been able to:

- obtain rent-free space from the Mall Administration
- commission architects to design the kiosk (urban design centre)
- raise over 50% of funds necessary for cost of construction
- present a case for the remainder of construction funds necessary to UCS, Demonstration & Development Fund, with excellent chance of success of receiving a grant.
- use D.I.P monies for the hiring of a co-ordinator to supervise the operation of the kiosk
- train a core of volunteers at the Action Centre to provide the community service.

2. The operation of a Community Facility in the Killarney Park

Lutheran Church Hall. Since last June '72, the residents have been using this church hall for open monthly meetings, executive meetings, special events; such as, planning meetings with Parks Bd., City Planning Commission, Traffic Dept., representatives etc. This hall has also, for the past 1 1/2 months provided an office for the community worker in the area.

This summer, this hall is being used as a base of operation by the Y.W.C.A. and the Fraserview-Killarney Area Council's Recreation Committee to provide leadership in some youth programming for the Killarney Champlain Heights area.

Clause 1 Cont'd

The residents have been negotiating with the Mall Administration for a Community Facility of 600 Sq. Ft. on site. These negotiations have resulted in residents agreeing that the expense involved was too great to justify our requesting a city expenditure of public funds for such a purpose. The church hall has been granted to us rent free. Our request for funds is to pay operating expenses to include heat, light and phone. This facility is necessary to continue the bringing together the community over issues which warrant concerned resident involvement. (the hall is approx. 2000 sq. ft. with a seating capacity of 60 people. it also provides kitchen facilities for our use). It also provides office space for our community worker.

Our total budget request on a year basis is \$ 1522.00

We request from the City, for the remainder of this fiscal year \$ 543.47

We ask that this request be approved,

The Director of Social Planning spoke in support of this request. It was noted that United Community Services has approved a Grant of \$189.00 towards the operation of the information Kiosk.

The Committee endorses particularly the concept of information Centres being located in shopping malls, and

RECOMMENDS:

THAT Council approve a grant to the Killarney Champlain Citizens for Action Committee of \$543.47, for the balance of the City's fiscal year towards the operation of (a) Information Kiosk in the new Champlain Mall and (b) Community Facility in the Killarney Park.

2. Grant Request - Mount Pleasant Information Centre

City Council on July 3rd, 1973, adopted the following recommendations of the Standing Committee on Social Services:

"THAT the grant request of the Mount Pleasant Information Centre be deferred until August 1, 1973, pending discussions between the Departments of Social Planning and Library Staff, as to the Library's future role in the provision of public information with the City."

Clause 2 Cont'd

The Director of Social Planning submitted to your Committee, the following report for consideration:

"After discussions with the Mount Pleasant Information Centre staff, the Director of Libraries, and the Head Librarian of the Mount Pleasant branch, it appears that the Information service envisaged by the establishment of a satellite information centre within the library, will be complementary to present services and provide a unique resource for the Mount Pleasant area.

The Director of Social Planning recommends that:

- (a) The Mount Pleasant Information Centre be given a City grant of \$500.00 to establish a satellite information centre in the Mount Pleasant branch library.
- (b) Both the Director of Libraries and the Mount Pleasant Information Centre staff be required to submit before December 31, 1973, a joint report evaluating the success and the implications of their co-operation in providing information services to the Mount Pleasant area."

The Committee,

RECOMMENDS:

THAT the above recommendations of the Director of Social Planning be approved.

3. Improving Community Services for Low-income,
Single People living in the Downtown Eastside

Background: Council on July 17th, 1973, approved a grant of \$200.00 to the United Housing Foundation for renovation and furnishing of Ferry Rooms and the Central and Oliver Hotels to provide accommodation for low-income persons living in the area. On June 14th, 1973, your Committee considered an offer from the Downtown Community Health Society to negotiate an operating contract with the City of Vancouver, should the City agree to lease and develop the ground floors and basement of the Central and Oliver Rooms (5,000 Square Feet) for (a) City owned Public Bathing Facility (b) Community Recreation Centre and (c) Public Restaurant to serve the needs of the Downtown East Side Community. At that time, your Committee deferred further consideration of this matter pending reports from the Department of Social Planning on the feasibility of the proposals as well as substantiation of the need of these services.

Your Committee today, had for consideration, a report from the Director of Social Planning setting out background information, justification, and detailed proposals for the three services (see Appendix A, B and C, attached). Mr. Bailey, Executive Director of the Downtown Community Health Society, submitted, on behalf of the Society, a offer to operate the multi-service facility in the Central and Oliver Hotels on behalf of the City, on condition that costs be borne by the City. The Downtown Community Health Society estimates the early operation costs of the three programs to be \$165,095.00, broken down as follows:

Clause 3 Cont'd

(a)	Leasing costs	\$ 39,925.00
(b)	Salaries	\$110,250.00
(c)	Services and Supplies	<u>\$ 14,920.00</u>
		\$165,095.00

Of the above amount, \$71,500.00 could be assessed against the proposed low-cost meal catering services and would include the costs subsidizing meals for people on low-income (Approximately \$1.75 a day for three meals).

Your Committee reviewed the above reports in detail with Mr. Travatto of United Housing Foundation, Mr. Bailey of the Downtown Community Health Society and representatives of the Social Planning and Health Departments.

(A) Public Bathing Facility

The Medical Health Officer queried the Downtown Community Health Society's proposal to include a de-lousing facility in this program. He pointed out that with the availability of Carbaryl Powder, which the Health Departments make available freely to hotels, and lodging house operators, a special de-lousing facility is no longer required and it was agreed that a de-lousing not be included within the Public Bathing Program.

The Medical Health Officer also suggested that consideration be given to inclusion of a compact dry cleaning unit in this facility.

B. Community Recreation Centre

The Committee was in agreement with the proposals contained in Appendix B - Community Recreation Centre

C. Low-cost Meal Catering Service

Mr. Peter Davies, Social Planning Department, assured the Committee that use of the subsidized meal cards would be entirely voluntary; in other words, persons holding these cards will be free to use them whenever they wish but it would in no way be mandatory that they do so. He also indicated that the food service would only be developed to the extent needed and would not initially be catering to 500 people a day as referred to in the report. It was also stressed that the meal service would be available to only members of the public who wish to use it, they would be charged full cost of each meal, and charged prices comparable with popular inexpensive restaurants in the district.

Mr. Denofreo suggested that the Department of Human Resources would be willing to explore funding of the proposed services either under the Canadian Assistance Plan or possibly through grants from other Departments of the Provincial Government.

The Committee also received, for consideration, a letter dated August 8th, 1973, from Mr. W. C. Hennessy, Community Worker, First United Church, stressing the need to ensure that these facilities are planned to accommodate handicapped persons.

Following further extensive discussions, the Committee, RECOMMENDS that Council:

- (i) Approve, in principle, the provision of a multi-service facility, offering,
 - (a) Public Bathing Facility
 - (b) a Community Recreation Centre and
 - (c) a Low-cost meal catering service, at

Clause 3 Cont'd

42-48½ East Cordova Street.

- (ii) Approve the recommendations of the Director of Social Planning.
- (iii) Authorize the Director of Social Planning to hire a consultant, at a maximum expense of \$2,000.00, to prepare detailed proposals with respect to the multi-service facility.
- (iv) Request the Downtown Community Health Society to release Mr. S. J. Bailey, Executive Director, for a period up to two months in order that he may undertake the consultants role as part of above.
- (v) Authorize the Director of Social Planning to enter into negotiations with the Provincial Government of funding for capital and operating costs of the proposed facility.

INFORMATION

4. Grant Request - Grandview Youth Program

Representatives of the Park Board and the Probation Service submitted a joint report requesting a grant of \$3,000.00 to alleviate an emergency situation with respect to the funding of the above program. The \$3,000.00 is needed to pay for the salaries of the staff of Youth Workers for the RISE Project. This program centres around a large non-structural gang of youths, varying in number from 10 to 30 in the 1300 East 10th and 11th Avenues. The funds are needed because the LIP funds have been withdrawn prematurely. The Provincial Department of Human Resources has already granted \$2,000.00 to the program and Mr. Denofreo indicated that a complete **evaluation of the programme** be made before funding can be completed. The Chairman indicated that it is the Committee's policy that the Director of Social Planning have an opportunity to evaluate programs of this nature prior to the Committee considering grant requests, therefore, it was,

RESOLVED:

- (i) THAT the above report be referred to the Director of Social Planning for an early evaluation report on the program, and to include discussion with the Probation Officers involved in the program.
- (ii) THAT when the Committee is considering the Director of Social Planning's report the Probation Officers involved in the program, be invited to be present.

At this point, the meeting adjourned into an "In Camera" session, at 3:10 p.m.

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 16, 1973

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 16, 1973, in No. 1 Committee Room, City Hall, at 7:30 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Hardwick, Linnell,
Marzari, and Volrich.

ABSENT: Alderman Gibson
Alderman Harcourt (Civic Business)
Alderman Massey (Civic Business)
Alderman Pendakur

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative
and by Petition

MOVED by Ald. Linnell,

SECONDED by Ald. Bowers,

THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

Pavements and Curbs on the Initiative,
Schedule #420
and

Concrete Sidewalks by Petition -
Schedule #421

The Court received from the Assessment Commissioner, Schedules #420 listing nine Local Improvement projects on the Initiative at various locations, and Schedule #421 listing 10 Local Improvement projects by Petition at various locations.

It was noted that with respect to Schedule #420, Projects 6, 7, 8 and 9 had been defeated by sufficiently signed petitions against the proposed works. The projects submitted under Schedule #421 had been requested by the majority of the assessed owners by means of sufficiently signed petitions.

The Court noted the following report dated August 6, 1973, submitted by the City Engineer, relating to corrections to property owners' share:

cont'd.....

Special Council, August 16, 1973 2

Pavements and Curbs on the Initiative -
Schedule #420
and

Concrete Sidewalks by Petition -
Schedule #421 (cont'd.)

"Projects for the construction of pavement and curbs on 33rd Avenue between Oak and Granville Streets and on Renfrew Street, Boyd Diversion and Nootka Street between 14th and 25th Avenues are among those which have been advanced as Local Improvements on the 'Initiative Principle' and will come before a Court of Revision on August 16th, 1973.

Errors have been discovered in the figures advanced for these projects in that the estimated property owners' shares did not allow for the existence of curbs abutting two properties. The abutting properties are zoned residential and are described as follows:

- (1) Lot 9, Block 811, D.L. 526 (33rd Avenue);
- (2) Lot 1, Block B, Section 43, T.H.S.L. (Renfrew Street).

The estimated costs as advanced, and as they should have been, are:-

(1) 33rd Avenue from Oak to Granville Streets:

	<u>P.O. Share</u>	<u>City's Share</u>	<u>Total Cost</u>
As advanced	\$ 5,529	\$ 133,456	\$ 138,985
Should have been	\$ 5,087	\$ 133,898	\$ 138,985

(2) Renfrew Street Boyd Diversion. Nootka Street from 14th to 25th Avenues:

	<u>P.O. Share</u>	<u>City's Share</u>	<u>Total Cost</u>
As advanced	\$ 29,010	\$ 137,207	\$ 166,217
Should have been	\$ 28,568	\$ 137,649	\$ 166,217

The corrections can best be made by the Court of Revision.

I, therefore, RECOMMEND that:

- (1) The Court of Revision delete from the Special Assessment Roll the name of the residential property owner of Lot 9, Block 811, D.L. 526.
- (2) The Court of Revision delete from the Special Assessment Roll the name of the residential property owner of Lot 1, Block B, Section 43, T.H.S.L."

MOVED by Ald. Rankin,

SECONDED by Ald. Harcourt,

THAT the foregoing report of the City Engineer dated August 6, 1973, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,

SECONDED by Ald. Harcourt,

THAT Schedules #420 and #421 submitted by the Assessment Commissioner be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,

SECONDED by Ald. Rankin,

THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY.

Special Council, August 16, 1973 3

COUNCIL

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,

THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

Local Improvement Subsequent Procedure

The Council heard the following delegations speaking to the projects as noted:

Project No. 6
(4th Avenue)

Mr. Payne and Mr. Brown, representing certain owners in the area opposed this project mainly on the basis of the traffic problems that exist and would increase. If the work is carried out, Mr. Brown suggested the City pay the full costs.

Project No. 2
(Knight Street)

Mrs. Christian, Mrs. Loss and Mrs. Cazzaro, spoke against proceeding with this project and cited the problems of vibrations caused by heavy trucks. The delegation also expressed concern with respect to the traffic situation as it affects pensioners and school children.

The City Engineer advised that by giving special attention to the subgrade, it was hoped that the vibrations would be kept to a minimum.

The Council noted the report of the City Engineer dated August 6, 1973, concerning Subsequent Procedure recommending that the Initiative Projects in Schedule #420 except the defeated items 6, 7, 8 and 9 be undertaken and the Petition Projects in Schedule #421 be undertaken.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT Items 6, 7, 8 and 9 be not proceeded with.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT Project No. 2 (Knight Street) not proceed under Local Improvement, but that Pavements and curbing be carried out in the area described as Knight Street on the West side from 26th Avenue to 33rd Avenue and on the East side from the N.P.L. of Lot 29, North Pt. Blk. 1 & Pt. of Blk. 3, D.L. 352 to 33rd Avenue, and that the cost be charged against General Revenue and therefore the 1973 Basic Capital Budget be adjusted accordingly.

- CARRIED.

(Alderman Linnell voted against the motion).

Special Council, August 16, 1973 4

MOVED by Ald. Hardwick,
 SECONDED by Ald. Bowers,

THAT the balance of the Projects contained in Schedules #420
 and #421 be approved.

- CARRIED UNANIMOUSLY.

The Special Council adjourned at 8:40 p.m.

The foregoing are Minutes of the Special Council meeting
 (Court of Revision) of August 16, 1973, adopted on August
 28, 1973.

A. Phillips
 MAYOR

D. T. Linn
 DEPUTY CITY CLERK

FOR COUNCIL ACTION SEE PAGE(S) 351